

1-1-74

30171

BARGAIN AND SALE DEED

Vol. M82 Page 18947

KNOW ALL MEN BY THESE PRESENTS, That

J. K. Development Co., An Oregon Corporation

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Keller Construction, Inc., An Oregon corporation, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land being a portion of Lots 7 and 8, Block 1, Tract 1116-SUNSET EAST, a duly recorded plat in Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the most northerly point of said Lot 7, said point being S. 37°30'00" W. a distance of 50.00 feet from the center of the Cul-De-Sac of Rosaria Place; thence along the arc of said Cul-De-Sac to the left (central angle= 74°06'18", radius = 50.00 feet) 64.67 feet; thence S. 49°34'24" E. 141.30 feet to the southeasterly corner of said Lot 8, thence along the southerly line of said Lots 8 and 7 respectively, S. 70°03'53" W. 51.23 feet and S. 86°01'49" W. 91.56 feet; thence N. 22°30'00" W. 117.92 feet to the southerly right of way line of said Rosaria Place; thence along said right of way line N. 67°30'00" E. 18.19 feet to the point of beginning, with bearings based on said Tract 1116-SUNSET EAST.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approval."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$14,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17 day of October, 1983, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Keller Construction, Inc., An Oreg. Corp.

by:

Rosie Keller, Sec.

by:

Joe Keller, Pres.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____, 19____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath, ss. October 17, 1983

Personally appeared Joe Keller and Rosie Keller

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Keller Construction, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 8-5-87

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
3945 Lamarado Way
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 3rd day of November, 1983, at 11:43 o'clock A.M., and recorded in book/reel/volume No. M83 on page 18947 or as document/fee/file/instrument/microfilm No. 30171, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By

Pam Smith

Deputy

Fee: \$4.00