

1-1-74

32160

BARGAIN AND SALE DEED

Vol. 1184 Page 99

KNOW ALL MEN BY THESE PRESENTS, That ALBERT H. CODER and KARI V. CODER, H&W,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHARLES and DELORES PICKETT, H&W a 50% interest and LLOYD and CHARLOTTE VAN DOREN, H&W a 50% interest hereinafter called grantor, 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 tract of land situated in the Northwest Quarter of the Northwest Quarter of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

BEGINNING at an iron pin on the East boundary line of Washburn Way, which point is East a distance of 60 feet and North 0° 34' West, a distance of 398.0 feet from the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 10; thence North 0° 34' West along the East boundary of Washburn Way a distance of 350.0 feet to an iron pin; thence East a distance of 300.0 feet to a point; thence South 0° 34' East parallel to the East boundary of Washburn Way a distance of 350.0 feet to a point; thence West a distance of 300 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to Klamath County, Oregon, by Deed dated December 10, 1960, recorded December 14, 1960, in Volume 326, Page 178,

EXCEPTING any portion lying within the right of way of Washburn Way,
EXCEPTING THEREFROM, the East 30 feet of property.

(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 \$ 9,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 _____ day of _____, 19____; 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.

Albert H. Coder
Kari V. Coder

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

(ORS 194.570)

County of Lane } ss.

The foregoing instrument was acknowledged before me this 28th of December, 1983, by Albert H. Coder and Kari V. Coder

Notary Public for Oregon
My commission expires: 8-30-87

STATE OF OREGON, County of _____ } ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of January, 1984, at 2:46 o'clock A.M., and recorded in book/reel/volume No. 1184 on page 99 or as fee/file/instrument/microfilm/reception No. 32160, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By _____ Deputy

Fee: \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

LAW OFFICES OF
GRANT, FERGUSON, CARTER, P.C.
201 WEST MAIN STREET
MEDFORD, OREGON 97501

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

NAME, ADDRESS, ZIP