

32451

BARGAIN AND SALE DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

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KNOW ALL MEN BY THESE PRESENTS, That Alexander Williams, also known as Alex Williams, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ivan Dixon, 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:

An undivided 2/3 interest in and to the S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , and NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26 Township 35 South, Range 12 E.W.M., SAVING AND EXCEPTING THEREFROM any portion thereof lying within the following described parcel: Beginning at a point on the West boundary of the NE $\frac{1}{4}$  of Section 26, said point being 30 feet South from the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said section; thence North along the West boundary of the NE $\frac{1}{4}$  of said section to the North quarter corner of said section; thence East along the North boundary of said section to a point 100 feet East from the Northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said section; thence South 30 feet; thence West parallel to and 30 feet from the North boundary of said section to a point 30 feet Easterly from the West boundary of the NE $\frac{1}{4}$  of said section; thence South parallel to and 30 feet from the West boundary of the NE $\frac{1}{4}$  of said section to a point 30 feet South of the North boundary of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said section; thence West 30 feet to the point of beginning. TOGETHER WITH AN EASEMENT for road and utility purposes over and across the 30 foot strip excepted above and an easement for ingress and egress not exceeding 30 feet across the Northerly boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 26 to the Godowa Springs Road (S-65).

Subject to easements and rights of way of record and apparent on the land.

(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 \$ None.  
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).<sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, 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 5th day of October, 19 82; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
October 5, 19 82

Personally appeared the above named  
Alexander Williams

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 3-20-85

STATE OF OREGON, County of \_\_\_\_\_ } ss.

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_

and \_\_\_\_\_ 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 \_\_\_\_\_

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 be-  
half 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: \_\_\_\_\_

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ivan Dixon  
3432 W. Marengo  
Altadena, CA 91001  
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 instru-  
ment was received for record on the  
12th day of January, 19 84,  
at 3:00 o'clock P.M. and recorded  
in book reel volume No. XXX on  
page 611 or as document fee/file/  
instrument/microfilm No. 32451.  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Bichel County Clerk

By Sam Smith Deputy

Fee: \$4.00