

1-1-74

32452

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ivan Dixon

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Alexander Williams

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:

The E $\frac{1}{2}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ 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 \$

Ⓢ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 23rd day of October, 1982; 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.

Ivan M. Dixon

STATE OF OREGON, CALIFORNIA

County of Los Angeles

SS.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUBLISHING CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 23rd day of ^{atc} ~~July~~ August, 1983, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ivan Dixon

Proved to me on the basis of satisfactory evidence.

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Alfred H. Chan
Notary Public for Oregon, California
My Commission expires 7-7-85

GRANTOR'S NAME AND ADDRESS

After recording return to:

Alex Williams
1535 South Hoover Road
Los Angeles, CA 90019

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of Klamath

SS.

I certify that the within instrument was received for record on the 12th day of January, 1984, at 3:04 o'clock P.M., and recorded in book reel volume No. 100 on page 141 or as document fee file instrument microfilm No. 30000. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Brylan Diehl, County Clerk

NAME

By *Sam Smith* Deputy

Fee: \$1.00