

1-1-74

33654

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That PATRICIA J. DOVERI, conservator of the estate of JOHN A. DOVERI, a protected person, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN A. DOVERI, 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 one-fortieth (1/40th) interest in and to the following:

The real property described on Exhibit "A" attached hereto and made a part hereof by this reference incorporated herein, all located in Klamath County, Oregon.

(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). (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 14 day of February, 1984; 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.

Patricia J. Doveri
Patricia J. Doveri, conservator of the
Estate of John A. Doveri

(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,

County of Lane

The foregoing instrument was acknowledged before me this February 14, 1984, by

PATRICIA J. DOVERI

Lisa Anne Lee
Notary Public for Oregon

(SEAL)

My commission expires: 7-1-86

(ORS 194.570)

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____,

_____ president, and by _____,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHNSON, QUINN, CLIFTON & WILLIAMS
975 Oak Street, Suite 1050
Eugene, OR 97401

NAME, ADDRESS, ZIP

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

GEORGE L. DOVERI
435 High Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as for file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDERS USE

ck
16-00

84 FEB 17 PM 1 09

LEGAL DESCRIPTION

PARCEL I: All that portion of Lots 70, 75, 76 and 77 of Enterprise Tracts in Klamath County, Oregon, as follows:

Beginning at a point on the northerly line of the right of way of the Oregon, California and Eastern Railroad a distance of 534.2 feet from, at right angles to, and west of the east line of Lot 70, said point being the southwest corner of the tract heretofore conveyed to Marshall E. Cornett et ux, by deed recorded in Volume 111, on page 399 of Records of Klamath County, Oregon, thence north along the west boundary thereof 1023 feet more or less to the northeasterly line of said Tract 70; thence northwesterly along the northeasterly line of Lots 70 and 75 as the case may be, 175.15 feet more or less to the intersection thereof with the southerly line of Shasta Way; thence west along the southerly line of Shasta Way and the northerly line of Lots 75, 76 and 77, 1975 feet more or less to the northeasterly line of the right of way of the Oregon, California and Eastern Railroad, sometimes called Klamath Falls Municipal Railroad as said right of way is described in that certain deed from Enterprise Land and Investment Company to Robert E. Strahorn recorded in Volume 47 of Deeds at page 373 et seq., Records of Klamath County, Oregon; thence southeasterly along the northeasterly line of the right of way described in said deed to the point of beginning; but reserving and excepting from the operation hereof a strip of land 40 feet in width for a private roadway across the premises herein conveyed, the same to lie 20 feet on either side of the following described center line, to-wit:

Beginning at the point of intersection of the southerly line of Shasta Way, with the center line of East Main Street (formerly Stukel Street) in Klamath Falls, Oregon, if extended; thence south $22^{\circ} 50'$ east 424.7 feet; thence south 2° west 371 feet more or less to a point on the northerly line of the right of way of the Oregon, California and Eastern Railroad, which is north $66^{\circ} 38'$ west 30 feet, and north $23^{\circ} 22'$ west 100 feet from the most northerly corner of that certain parcel conveyed by the Enterprise Land and Investment Company to S. O. Johnson by deed dated December 9, 1922, recorded at page 387, in Volume 59 of Deed Records of Klamath County, Oregon; (subject to certain conditions as to use of said private road for purposes of ingress and egress, and the construction and maintenance of telephone and telegraph lines.)

ALSO EXCEPTING and excluding that certain parcel described as follows:

Beginning at a point which is forty feet southerly along the easterly line of Martin Street, if extended from the northeast corner of Martin Street and Shasta Way, being the point of beginning, thence easterly parallel with Shasta Way 250 feet, thence southerly parallel with Martin Street, if extended, 100 feet, thence westerly parallel with Shasta Way, 250 feet, thence northerly parallel with Martin Street, if extended, 100 feet to the point of beginning.

Also, excepting that certain portion of Lots 70 and 75 of Enterprise Tracts, in Klamath County, Oregon, described as follows: Beginning at a point in the northerly line of Lot 75 a distance of 17.48 feet southeasterly of the intersection of the south line of Shasta Way with the southerly line of 6th Street, thence west parallel to and 10 feet distant from the south line of Shasta Way, 38.0 feet; thence south 35° west 170 feet; thence south 81.5 feet; thence east 268.00 feet, more or less, to the property heretofore conveyed to Marshall E. Cornett et ux by deed recorded in Volume 111, page 399 of records of Klamath County, Oregon; thence north along the westerly line of Cornett tract 130 feet, more or less, to the northerly line of Lot 70, otherwise the southerly line of 6th Street, thence northwesterly along the southerly line of 6th Street 160.67 feet, more or less, to the point of beginning, containing 1.04 acres of land.

Also, excepting all that portion of Lot 75 of Enterprise Tracts, Klamath County, Oregon, bounded and described as follows: Beginning at a point which is 260 feet south of and 150 feet east of the intersection of the east line of Martin Street in the Supplemental plat of the westerly portion of Block 242 of Mills Second Addition with the north line of Shasta Way; thence east 104 feet, more or less, to a point 40 feet west of the southwest corner of the tract heretofore deeded to Safeway Stores, Inc., thence north 100 feet; thence west 104 feet, more or less, thence south 100 feet to the point of beginning, containing 1/4 acre, more or less.

Also, excepting all that portion described as follows: Beginning at a point 40 feet south of and 250 feet east of the intersection of the east line of Martin Street and the north line of Shasta Way in the city of Klamath Falls, Oregon; thence east along a line parallel to Shasta Way and 40 feet south of the north line thereof, a distance of 90 feet; thence southwesterly to a point 20 feet east of the southeast corner of that tract of land deeded to Clarence A. Poole et ux in deed recorded in Book 126, page 294 of Deed Records of Klamath County, Oregon; thence west 20 feet; thence north 100 feet to the point of beginning, being a part of Tract 75 of Enterprise Tracts, according to the duly recorded plat thereof.

Also, excepting all the following: Beginning at an iron pipe on the west line of the Cornett property which lies south 0° 03' 45" west a distance of 117.83 feet from the iron pin which marks the intersection of the west line of that certain parcel of land conveyed to Marshall E. Cornett et ux by Deed recorded on page 399 of Volume 111 of the Deed Records of Klamath County, Oregon, and the southerly right of way line of the present South 6th Street in the city of Klamath Falls, Oregon, and running thence: Continuing south 0° 03' 45" west along the west line of the Cornett tract a distance of 60.0 feet to a 3/4" iron pipe; thence north 89° 56' 15" west a distance of 270.5 feet to a 1" iron pipe which lies on the east line of an unnamed street; thence north 0° 22' 30" west along the east line of the unnamed street a distance of 60.0 feet to a 5/8" iron pipe which marks the southwest corner of that certain tract deeded to Safeway Stores and recorded on page 156 of Volume 140 of the Deed Records of

Klamath County, Oregon; thence south 89° 56' 15" east along the southerly line of the above mentioned Safeway Stores tract a distance of 270.9 feet, more or less, to the point of beginning, said tract being a portion of Tracts 70 and 75 of Enterprise Tracts, Klamath County, Oregon.

Also, any portion of the above described property contained in deeds to the State of Oregon, for highway purposes, recorded on pages 49 and 260 of Volume 146 of Deeds.

Save and except rights of way over and across said premises, either of record or apparent upon the property.

PARCEL II: All that portion of Lot 75 of Enterprise Tracts, Klamath County, Oregon, bounded and described as follows: Beginning at a point which is 260 feet south of and 150 feet east of the intersection of the East line of Martin Street in Supplement Plat of Westerly portion of Block 242 of Mills Second Addition with the north line of Shasta Way; thence east 104 feet more or less to a point 40 feet west of the southwest corner of the tract heretofore deeded to Safeway Stores, Inc.; thence north 100 feet; thence west 104 feet more or less; thence south 100 feet to the point of beginning containing about one-fourth acre more or less.

Also an easement for street purposes over a strip of land 40 feet wide between the tract described and the Safeway Stores tract and extending along the northwest side of the said Safeway Stores tract to Shasta Way.

PARCEL III: Lot 26, Block 17, Second Railroad Addition to the city of Klamath Falls according to the official plat thereof, in Klamath County, Oregon.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 17th day of Feb. A.D. 19 84
at 1:00 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 2563

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 16.00