

1-17

34661

BARGAIN AND SALE DEED

Vol. M84 Page 4518

KNOW ALL MEN BY THESE PRESENTS, That Michael B. Jager and Margaret H. Jager, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bruce W. Hawkins and Shawna L. Hawkins, husband and wife, 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 situated in the SW $\frac{1}{4}$ of section 7, T38S, R11E WM, more particularly described as follows:

Commencing at the SW corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 7, thence N89° 57' 37" W along the south line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 7 a distance of 24.83 feet to the "TRUE POINT OF BEGINNING" for this description; thence from said "TRUE POINT OF BEGINNING" S89° 57' 37" E along the south lines of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section a distance of 356.19 feet to the SW corner of the E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section; thence N00° 21' 00" W along the west line of the said E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 790.72 feet to a point on the southeasterly right-of-way line of Highway #140; thence S45° 05' 38" W along the said Highway #140 a distance of 464.79 feet; thence S02° 44' 42" W a distance of 462.88 feet to the "TRUE POINT OF BEGINNING", containing 4.9 acres more or less. Subject to an easement for purposes of ingress and egress more particularly described as follows:

Beginning at the NE corner of the above description, thence S45° 05' 38" W along the southeasterly right-of-way of Highway #140 a distance of 55.00 feet; thence southeasterly to a point located S00° 21' 00" E 55.00 feet from the point of beginning, thence N00° 21' 00" W 55.00 feet to the point of beginning.

Subject to easements and rights of way of record and those apparent upon the ground.

(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 \$11,940.00.

① 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). ② (The sentence between the symbols ①, 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 12 day of March, 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.

Margaret H. Jager

Michael B. Jager

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
March 19, 1984

STATE OF OREGON, County of) ss.
March 19, 1984

Personally appeared _____ 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 _____

_____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named _____

Michael B. Jager and
Margaret H. Jager

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

Before me:

Notary Public for Oregon

My commission expires April 8, 1984

MICHAEL B. JAGER
P.O. Box 332
GLENBROOK, NEV 89413
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

BRUCE HAWKINS
RT 1 BOX 332
BONANZA, ORE 97623
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 20th day of March, 1984, at 11:27 o'clock A.M., and recorded in book/reel/volume No. M84 on page 4518 or as document/fee/file/instrument/microfilm No. 34661, 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

84 MAR 29 AM 11 27

4.00