

35667

BARGAIN AND SALE DEED

Vol. 1484 Page 6381

KNOW ALL MEN BY THESE PRESENTS, That GUADALUPE' (Lupe') DUNSTER

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

Easterly 100' of Lot 11, Block 4, of West Klamath Falls (formerly Linkville) according to the official plat thereof on file in the office of the County Clerk of 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 \$x property. 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 10 day of April, 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.

Guadalupe Dunster
GUADALUPE' (Lupe') DUNSTER

(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 Klamath } ss.

The foregoing instrument was acknowledged before me this April 10, 1984, by GUADALUPE' (Lupe') DUNSTER

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

My commission expires:

(SEAL)

Notary Public for Oregon

My commission expires: 4-18-86

GUADALUPE' (Lupe') DUNSTER

346 Riverside Drive
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

WILFORD ARTHUR DUNSTER

346 Riverside Drive
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

WILFORD ARTHUR DUNSTER

346 Riverside Drive
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

WILFORD ARTHUR DUNSTER

346 Riverside Drive
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of April, 1984, at 8:52 o'clock P.M., and recorded in book/reel/volume No. M84 on page 6381 or as fee/file/instrument/microfilm/reception No. 35667, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith, Deputy

Fee: \$4.00

KNOW ALL MEN BY THESE PRESENTS, That MR. AND MRS. WALTER P. MEISNER, MRS. WALTER P. MEISNER also known as BRUNETTE J. MEISNER also known as BETTY MEISNER, as husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLINTON D. GARDNER

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 22, Block 1, Original Plat, KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,000.00

~~However, the actual consideration consists of or includes the property value given or promised which is part of the consideration indicated within 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 April 13, 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.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL
ROBERT F. MACKAY
NOTARY PUBLIC - CALIFORNIA
MARIN COUNTY
My Comm. Expires: Oct. 4, 1985

STATE OF OREGON,

County of MARIN

ss.

April 13, 1984

Personally appeared the above named

Walter P. Meisner and

Betty Meisner

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Oct. 4, 1985

Walter P. Meisner

WALTER P. MEISNER

Betty Meisner

BETTY MEISNER

STATE OF OREGON, County of

ss.

19

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

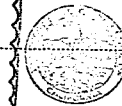
secretary of

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:

Notary Public for Oregon

My commission expires:



OFFICIAL SEAL
ROBERT F. MACKAY
NOTARY PUBLIC - CALIFORNIA
MARIN COUNTY
My Comm. Expires Oct. 4, 1985

Walter P. & Betty Meisner

241 Vendala Drive
San Rafael, CA 94903

GRANTOR'S NAME AND ADDRESS

Clinton D. Gardner

2232 Union St. Apt. 7

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as

file/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. An 8 foot utility easement along the Southeastern lot line as shown on dedicated plat, and a 10 foot utility easement along the rear of said lot.
2. Restrictions as contained in plat dedication, to wit:
 "(1) A 20 foot building setback along street side of all lots; (2) A 10 foot utility easement along the exterior lot lines where shown on the annexed plat; (3) An 8 foot utility easement along the interior back and side lot lines where shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities."
3. Subject to liens and assessments, if any, of Klamath River Acres Special Road District, disclosed by Order from County Commissioner's Journal dated June 13, 1975.

STATE OF OREGON: COUNTY OF KLAMATH:ss
 I hereby certify that the within instrument was received and filed for
 record on the 18th day of April A.D., 1984 at 9:00 o'clock A M,
 and duly recorded in Vol M84, of Deeds on page 6382.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy

Fee: \$ 8.00