

OA

36118

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Raymond S. Tice and Helen I. Tice husband and wife

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Wayne Hardman, hereinafter called grantor, Grantee, an undivided-on-sixth(1/6) interest as a tenant in common 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:

Beginning at a point on the North line of Section 24 Township 39 South, Range 9 E.W.M., which lies West a distance of 2039.5 feet from the iron axle which marks the Northeast corner of Section 24 Township 39 S.R. 9E.W.M., and running thence: continuing West along the section line a distance of 320 feet to a point; thence South 0°19' West a distance of 30 feet to an iron pin on the South right of way line of the County Road; thence continuing South 0°19' West a distance of 296 feet to an iron pin; thence West parallel to the Section line a distance of 318 feet to an iron pin on the North-South quarter line; thence South along the quarter line a distance of 1506 feet to a point on the North right of way line of the Dixon Drain; thence North 42°17' East along the North line of the Dixon Drain a distance of 957 feet to an iron pin; thence North 0°19' East a distance of 1124 feet, more or less, to the point of beginning, said tract containing 19.33 acres, more or less, in the NW 1/4 NE 1/4 Section 24 Township 39 S.R. 9 E.W.M. (Tax Account No. 55-3909-2400-1200).

44
1 PM
APR 23
1984

(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 \$ 0.00
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 _____ day of _____, 19____; 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.

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.

Raymond S. Tice
Helen I. Tice

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,)
County of Klamath) ss.
The foregoing instrument was acknowledged before me this 30th day of April, 1984, by Raymond S. Tice and Helen I. Tice
[Signature]
Notary Public for Oregon
My commission expires: 11-29-1985

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)

(If executed by a corporation, affix corporate seal)

Raymond S. and Helen I. Tice
950 Patterson
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS
Wayne & Deborah Hardman
2884 Stark St.
Eugene, Oregon 97404
GRANTEE'S NAME AND ADDRESS
After recording return to:
950 Patterson
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
950 Patterson
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.
I certify that the within instrument was received for record on the 30th day of April, 1984, at 1:40 o'clock P.M., and recorded in book/reel/volume No. M84 on page 7136 or as fee/file/instrument/microfilm/reception No. 36118, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evalyn Biehn, County Clerk
NAME TITLE
By [Signature] Deputy
Fee: \$4.00

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