

37542

BARGAIN AND SALE DEED

Vol. 184 Page 1 9639

KNOW ALL MEN BY THESE PRESENTS, That ALDO A. BALDUCCI and
MERRIAM J. BALDUCCI, husband and wife
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WADE W. McDOUGALL
 and HELEN McDOUGALL, 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 portion of the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 17, Township 24 South, Range 7 East of
 the Willamette Meridian, more particularly described as follows:
 Commencing at a point where the North-South center line of said Section 17
 intersects the Northeasterly line of the highway right-of-way of Oregon
 State Highway 58; thence along said Northeasterly line of said right-of-way
 in a general Northwesterly direction, a distance of 1600 feet; thence at
 right angles to said highway right-of-way line in a general Northeasterly
 direction 189.0 feet; thence North 25.0 feet, more or less, to a point
 on the North line of a certain private roadway running approximately
 East and West, which is the TRUE POINT OF BEGINNING; thence North 112.0 feet
 more or less, to its intersection with the South line of the Mid-State electric
 power line right-of-way which runs approximately in a Southeasterly
 direction; thence along said South line of said power line right-of-way
 in a general Southeasterly direction 125.0 feet; thence due South a distance
 of 62.0 feet, more or less, to its intersection with the North line of said
 private roadway; thence along said North line of said private roadway in a
 general Westerly direction 100.0 feet, more or less, to the true point
 of beginning.

(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 \$10,000.00.

① However, the actual consideration consists of or includes other property or value given or promised which is
 the whole 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 1st day of MAY 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.

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.

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

(ORS 194.570)

STATE OF OREGON,

County of Marion

ss.

The foregoing instrument was acknowledged before
 me this May 15, 1984, by

Aldo A. Balducci and Merriam
 J. Balducci

My commission expires: 7-26-86

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)

Aldo A. & Merriam J. Balducci

6642 Fairway Ave. S.E.

Salem, Oregon 97306

GRANTOR'S NAME AND ADDRESS

Wade W. & Helen McDougall

P.O. BOX 807

North Bend, Oregon 97459

GRANTEE'S NAME AND ADDRESS

After recording return to:

THOM, GANT & WHITTY

ATTORNEYS AT LAW

590 COMMERCIAL AVENUE

P.O. BOX 1117

COOS BAY, OREGON 97420-0249

459

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

Aldo A. & Merriam Balducci

6642 Fairway Ave. S.E.

Salem, Oregon 97306

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-
 ment was received for record on the
 8th day of June, 1984,
 at 9:10 o'clock A.M., and recorded
 in book/reel/volume No. 184 on
 page 9639 or as fee/tile/instru-
 ment/microfilm/reception No. 37542,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
 By _____ Deputy

Fee: \$4.00

84 JUN 8 AM 9 10

ok 4.00