

38773

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That BILLY EUGENE HOLTSCLOW, hereinafter called the Grantor for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILMA MAE HOLTSCLOW, hereinafter called the Grantee, and 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:

The S 1/2 of the North acre of Lot 65, Fair Acres Subdivision #1, more particularly described as follows:

Beginning at a point in the East line of said Lot 65, 65.75 feet South of the Northeast corner of said Lot; thence West, parallel with the North line of said Lot, 331.0 feet to the West line of said Lot; thence South, along the West line of said Lot, a distance of 65.75 feet; thence East, parallel with the North line of said lot, a distance of 331.0 feet to the East line of said Lot; thence North, along the East line of said lot, 65.75 feet to the point of beginning. LESS AND EXCEPTING THEREFROM the West 5.0 feet thereof heretofore deeded to Klamath County for the widening of Homedale Road.

Subject to the following:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of the Enterprise Irrigation District.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Reservations and restrictions in deed from Walter T. Smith et al., to B. B. Haney, dated May 13, 1927, recorded March 30, 1928, in Volume 78 page 360, Deed records of Klamath County, Oregon, as follows:
". . . excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines, in and upon said premises, and to keep and maintain the same."

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 \$11,000.00.

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.

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In Witness Whereof, the Grantor has executed this instrument this 11th day of July, 1984.

Billy Eugene Holtsclaw
BILLY EUGENE HOLTSCLAW

STATE OF OREGON)
County of Klamath) ss.

July, 11, 1984.

Personally appeared the above named Billy Eugene Holtsclaw and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Marlene J. Tucker

NOTARY PUBLIC for Oregon

My Commission expires: 6-16-88

Grantor's name and address: Grantee's name and address:

Billy Eugene Holtsclaw Wilma Mae Holtsclaw
1704 Crest St 1503 Homedale Road
Klamath Falls, OR 97603 Klamath Falls, OR 97601

After recording return to: Mail tax statements to:
Klamath Falls, OR 97601 Klamath Falls, OR 97601
540 Main St 540 Main St
Wilma Mae Holtsclaw Wilma Mae Holtsclaw
1503 Homedale Road 1503 Homedale Road
Klamath Falls, OR 97601 Klamath Falls, OR 97601

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 13 day of July, 1984, at 9:38 o'clock A.M., and recorded in book/reel/volume No. M84 on page 11813 or as document/fee/file/ instrument/microfilm No. 38773 Record of Deeds of said county.

EVELYN BIEHN, County Clerk
Name Title

By John Smith

Fee: \$8.00