

1-1-74

43036

BARGAIN AND SALE DEED

Vol. 188 Page 19047

KNOW ALL MEN BY THESE PRESENTS, That Lydia V. McKeehan as Personal Representative of the ESTATE OF MARTHA GERTRUDE MCKEEHAN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BLOSSUM D. HESS 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:

See description attached hereto as Exhibit "A" and incorporated herein by this reference.

This deed is made to adjust the property boundaries of the above described land and to clear the title to the subject property.

(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 \$ NONE

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 19 day of September, 19 84; 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.

Estate of Martha Gertrude McKeehan

By: Lydia V. McKeehan
Lydia V. McKeehan

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
September Oct 4, 1984

Personally appeared the above named Lydia V. McKeehan, personal representative of the Estate of Martha Gertrude McKeehan and acknowledged the foregoing instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-2-84

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return.

WILLIAM M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
KLAMATH FALLS, OR. 97601

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

Blossum D. Hess
7529 1/2 Hill and Ave.
Klamath Falls, Or. 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/tile/instrument/microfilm No. _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

19048

DESCRIPTION

A parcel of land situated in Lot 7 of Section 6, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of said Section 6; thence S.89°59'00"E., 200.00 feet; thence N.00°15'45"W., 430.63 feet parallel with the west line of said Lot 7 of Section 6, to the true point of beginning of this description; thence N.88°36'25"W., 95.15 feet to a 5/8" iron rod; thence N.00°15'45"W., 228.00 feet parallel with the west line of said Lot 7, to a point on the southerly right of way line of the Enterprise Irrigation District Canal; thence S.88°36'25"E., 95.15 feet along said right of way; thence S.00°15'45"E., 228.00 feet parallel to the west line of said Lot 7 to the true point of beginning, said parcel containing 0.498 acres.

TOGETHER WITH an easement for ingress and egress along the existing driveway which lies adjacent to and westerly of the following described line:

Commencing at a point 200 feet east of the Southwest Corner of said Section 6; thence N.00°15'45"W., 430.63 feet parallel with the west line of said Lot 7 of Section 6.

The conveyance is made subject to the following statement required by law:

"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."

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 8th day of Nov. A.D. 19 84
at 3:31 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk
By Pam Smith Deputy
Fee 8.00 Index: \$1.00