

1-1-74

43423

BARGAIN AND SALE DEED

Vol. 1884 Page 19674



KNOW ALL MEN BY THESE PRESENTS, That James M. Bishop, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Charles N. Bishop  
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:  
Parcel I: All that portion of the Northwest Quarter of the Northwest Quarter of Section Thirty-one (31), Township Twenty-four (24) South, Range Nine (9) EWM., lying on the Westerly side of the Klamath Northern Railroad Company's right-of-way through said Northwest Quarter of the Northwest Quarter of Section Thirty-one (31), above stated.

Parcel II: Beginning at the corner common to Sections 25 and 36, Township 24 S., Range 8 EWM, and Sections 30 and 31, Township 24 S., Range 9 EWM; thence North 89°50'17" West 210.0 feet along the line between said Sections 25 and 36; thence South 0°39' West 541.94 feet to the Northwesterly right-of-way line of the Klamath-Northern Railroad; thence North 39°37' East 333.91 feet along said right-of-way line to the Section line between Section 36, Township 24 S., Range 8 EWM, and Section 31, Township 24 S., Range 9 EWM; thence along said Section line North 0°39' East 284.12 feet, more or less, to the point of beginning. The above described parcel of land lying in the Northeast Quarter of the Northeast Quarter of Section 36, Township 24 South, Range 8 EWM., Klamath County, Oregon, containing 1.99 acres, more or less.

"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 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 \$ 2,642.85.

~~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 19th day of October, 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.

James M. Bishop  
James M. Bishop

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.  
Oct 19, 1984

Personally appeared the above named  
James M. Bishop

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

Before me:  
Donathy DeLue  
Notary Public for Oregon  
My commission expires Oct. 24, 1988

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: \_\_\_\_\_

James M. Bishop

GRANTOR'S NAME AND ADDRESS

Charles N. Bishop  
P.O. Box 86  
Crescent, Oregon 97733

GRANTEE'S NAME AND ADDRESS

After recording return to:

Key Title & Escrow Companies  
P. O. Box 6178  
Bend, OR 97708 (#27-7448)

NAME, ADDRESS, ZIP

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

Charles N. Bishop  
P. O. Box 86  
Crescent, OR 97733

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of November, 1984, at 8:30 o'clock A.M., and recorded in book M84 on page 19674 or as file/reel number 43423.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN, County Clerk  
By Bernetha S. DeLue Recording Officer Deputy

Fee \$4.00  
Index 1.00

84 NOV 21 AM 8 30