

OA

43551

BARGAIN AND SALE DEED

Vol. 184 Page 19888

KNOW ALL MEN BY THESE PRESENTS, That Lee D. Reddington and Beulah E. Reddington, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Beulah Reddington and Lee Reddington, Wife and husband, 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 attached legal description

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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-

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 26 day of November, 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 Klamath

The foregoing instrument was acknowledged before me this November 26th, 1984, by

Lee D. Reddington and Beulah E. Reddington

Notary Public for Oregon

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_,

\_\_\_\_\_, corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(SEAL)

(If executed by a corporation, affix corporate seal)

Lee D. Reddington and Beulah E. Reddington

GRANTOR'S NAME AND ADDRESS

Beulah Reddington and Lee Reddington

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as below

NAME, ADDRESS, ZIP

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

Beulah Lee Reddington

Rt. 1 Box 609-B

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 fee/tile/instrument/microfilm/reception No. \_\_\_\_\_,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

April 8, 1981

LEGAL DESCRIPTION  
for  
LEE REDDINGTON

19889

A parcel of land situated in the NW 1/4 of Section 18, T 40S R 10E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a 3/4" iron pipe on the westerly right of way line of the 5-A Drain, from which the southeast corner of said Section 18 bears S 38° 22' 29" E, 5079.40 feet; thence southerly along said right of way line the following courses and distances: S 48° 26' 04" E, 513.80 feet; S 46° 18' 37" E, 121.62 feet; S 23° 44' 51" E, 80.50 feet; S 15° 49' 15" W, 38.89 feet; S 33° 16' 40" W, 43.00 feet; S 51° 20' 25" W, 68.17 feet; thence continuing along said right of way line and the extension thereof S 73° 46' 32" W, 434.67 feet to a 3/4" iron pipe; thence NORTH, 735.99 feet to the point of beginning, containing 5.00 acres more or less.

SUBJECT TO: An easement for ingress and egress, said easement being a strip of land 30 feet in width and the centerline of which being more particularly described as follows:

Beginning at a point from which the northwest corner of the above described 5 acre parcel bears N 46° 44' 54" W, 528.87 feet; thence southerly parallel to and 15 feet at right angles from the westerly right of way line of said 5-A Drain the following courses and distances: S 46° 18' 37" E, 103.25 feet; S 23° 44' 51" E, 72.08 feet; S 15° 49' 15" W, 31.20 feet; S 33° 16' 40" W, 38.32 feet; S 51° 20' 25" W, 62.81 feet; thence S 73° 46' 32" W, parallel to and 15 feet at right angles from the south line of the above described 5 acre parcel, 427.33 feet to a point on the west line of the above described 5 acre parcel.

ALSO SUBJECT TO: Any and all right of ways and easements of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 26th day of November A.D., 1984 at 4:25 o'clock P.M., and duly recorded in Vol M84, of Deeds on page 19888.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 9.00