

45063

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That
GEORGE MICHAEL REDD
KRISTI LYNN REDD

G. MICHAEL REDD also known as

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

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 1: Lots 26 and 27 of HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM THE FOLLOWING:

A tract of land in Klamath County, situated in Lot 27, HOMELAND TRACT NO. 2, more particularly described as follows: Beginning at the Northeasterly corner of Lot 27; thence West along the South line of Delaware Avenue 137.8 feet; thence South parallel to the West line of Lot 27, 110 feet; thence East parallel with the South line of Delaware Street to the Easterly line of Lot 27; thence Northeasterly at said Easterly line to the point of beginning.
ALSO EXCEPTING THEREFROM the following:
A parcel of land situated in Tract 26, HOMELAND TRACTS NO. 2, being in the SW 1/4 SW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:
Beginning at an iron pin at the Northwest corner of said Tract 26, said point being on the South boundary of Delaware Avenue; thence South 89° 53' East along the South boundary of Delaware Avenue a distance of 70 feet to an iron pin; thence South 0° 04' East parallel with the West line of said Tract 26, a distance of 143 feet to a point; thence North 89° 53' West parallel with Delaware Avenue a distance of 70 feet to a point; thence North 0° 04' West along the West line of said Tract 26 a distance of 143 feet, more or less, to the point of beginning.

PARCEL 2: The South 130 feet of Lot 25, HOMELAND TRACTS NO. 2, in the County of Klamath, State of Oregon.

- continued on the reverse side of this deed -

To Have and to Hold the same unto the said grantee and grantee's heirs, successors; and assigns forever.
(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1000 & affection
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 10th day of January, 1985; 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.)

STATE OF OREGON,

County of Klamath } ss.

The foregoing instrument was acknowledged before me this 10th day of January, 1985, by

G. Michael Redd

Jodi Steller

(SEAL) Notary Public for Oregon

My commission expires: 7/13/85

C. Michael Redd

STATE OF OREGON, County of _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 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)

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/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

Kristh Lynn Redd
5844 Mack Avenue
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

NAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

- continued from the reverse side of this deed -

PARCEL 3: The Southwesterly 100 feet of Lot 11, Block 57, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 4: Lot 4, Block 4, TRACT NO. 1007, known as WINCHESTER, in the County of Klamath, State of Oregon.

PARCEL 5: All of Lot 8 in Lot 803, as shown on the plat of subdivision of Lot 803, ENTERPRISE TRACTS in Klamath County, Oregon, except portion conveyed to the State of Oregon by deed dated July 1, 1943, recorded July 23, 1948, in Volume 157 of Deeds, at page 108, records of Klamath County, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 6: All of Lot 7 in Lot 803, as shown on the plat of subdivision of Lot 803, ENTERPRISE TRACTS in Klamath County, Oregon.

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

on this 15th day of January A.D. 19 85
at 9:43 o'clock A M, and duly
recorded in Vol. M85 of Deeds
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EVELYN DIEHN, County Clerk:

By [Signature] Deputy

Fee 9.00