

CAJ

45491

BARGAIN AND SALE DEED

Vol. 185 Page 1656

KNOW ALL MEN BY THESE PRESENTS, That BOIVIN, McCOBB &amp; UERLINGS, P.C.

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

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 Exhibit A

(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 \$ 16,050.00

~~Where the true consideration consists of or includes other property or value given or promised which is~~  
~~the whole~~ (indicate which).<sup>(1)</sup> (The sentence between the symbols <sup>(1)</sup>, 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 28th day of January, 19 85;  
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,

(ORS 194.570)

Country of

ss.

The foregoing instrument was acknowledged before  
me this \_\_\_\_\_, 19 \_\_\_\_\_, by

STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this  
January 28, 19 85, by Robert D. Boivin  
president, and by James E. McCobb  
secretary of Boivin, McCobb &  
Uerlings, P.C.

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 11/1/88

My commission expires: 11/1/88

Boivin, McCobb & Uerlings  
110 N. 6th Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Harry D. Boivin  
110 N. 6th Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harry D. Boivin  
110 N. 6th Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

960 RADIO, Inc.  
Old Midland Road  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instru-  
ment 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/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness, my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

700

A parcel of land situated in Section 21, T. 39 S., R. 10 E. W. M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the center one-quarter corner, marked by a 5/8 inch iron pin; thence South 00°02'26" E, along the North-South center section line, 500.00 feet to a steel fence post; thence leaving said North-South center of section line, S 70°00'00" W. 1150.00 feet to an iron axle; thence North 270.00 feet to a 5/8 inch iron pin; thence S 61°05'00" W., 272.76 feet to a point on the West line of the East half of the West half of said Section 21; thence along said West line N 00° 04' 26" E, 829.80 feet to its intersection with a fence from the East; thence leaving said West line, N 60°02'36" E. 803.03 feet to the point of intersection with said fence; thence along said fence, N 67° 38' 11" E, 251.68 feet to a point; thence continuing along said fence N 70°18'03" E., 413.16 feet to its intersection with said center of section line; thence leaving said fence along said center of section line S 00°02'26" E, 710.60 feet, to the point of beginning, containing 33.97 acres, more or less.

Together with an Easement Agreement, including the terms and provisions thereof, by and between Harold A. Campbell, and 960 Radio, Inc., an Oregon Corporation, dated December 30, 1983, recorded January 13, 1984, in Volume M84 page 701, Deed Records of Klamath County, Oregon.

## EXHIBIT A

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

on this 31st day of January A.D. 19 85  
at 8:50 o'clock A M, and duly  
recorded in Vol. M85 of Deeds  
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**EVELYN BIEHN**, County Clerk

By Ann Smith Deputy

Fee 9.00