

K-37475

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45930

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That SCHOOL DISTRICT NO. 1, OF KLAMATH COUNTY, OREGON, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto AMERICAN LAND PACKAGING CONSULTANTS COMPANY, INC., a Washington Corporation, 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 EXHIBIT 'A' ATTACHED

85 FEB 14 P2:59

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 \$4,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 12th day of December, 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.

SCHOOL DISTRICT NO. 1, OF KLAMATH COUNTY, OREGON

By: Earl E. Ferguson Clerk

By: Dale Goode Deputy Clerk

(If the signer of the above is a corporation, see the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,)
) ss.
County of Klamath.)

February 14, 1984
Personally appeared Earl E. Ferguson and Dale Goode, who being duly sworn, each for himself and not one for the other, did say that the former is the Clerk and that the latter is the Deputy Clerk of SCHOOL DISTRICT NO. 1, KLAMATH COUNTY, OREGON, and that said instrument was signed in behalf of said School District by authority of its Board of Directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Dale Punnels
Notary Public for Oregon
My commission expires 9/23/87

RECORDER'S USE
page 1
ment/microfilm/reception No. ,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
NAME TITLE
By Deputy

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

NAME, ADDRESS, ZIP

An undivided one-half interest in and to that portion of Block 119 of Buena Vista Addition to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point on the Southeasterly line of Lot 2, Block 119 which is Southwesterly a distance of 270.00 feet from the Northeast corner of said Block 119; thence Southwesterly to the Southeasterly corner of Lot 2; thence Northwesterly along the Southwesterly line of said block, 137.17 feet to the Southwest corner of Lot 1; thence Northeasterly along the Northwesterly line of said block; a distance of 145.16 feet, more or less, to a point on the Northwesterly line of Lot 4; said point also being Southwesterly 155.0 feet from the most Northerly corner of said Block 119, thence Southeasterly in a straight line a distance of 210.00 feet, more or less, to the point of beginning.

An undivided one-half interest in Block 124

All located in Buena Vista Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO:

- 1) Provisions and restrictions in deeds to State of Oregon, by and through its State Highway Commission by deeds recorded April 1, 1957 in Volume 290 pages 533 and 535, and recorded April 12, 1957, in Volume 291 and page 184, Deed Records of Klamath County, Oregon.
- 2) Reservations and restrictions in deed from State of Oregon, by and through its Department of Transportation, Highway Division to Foothills Development Company, an Oregon corporation, recorded November 17, 1980, in Volume M-80 on page 22338, Deed records of Klamath County, Oregon.
- 3) Dedication of Easement, including the terms and provisions thereof, from Foothills Development Company, an Oregon corporation, to the City of Klamath Falls, Oregon, a municipal corporation, recorded January 13, 1982, in Volume M-82 on page 506, Deed Records of Klamath County, Oregon.

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

on this 14th day of February A.D. 19 85
at 2:59 o'clock P M, and duly
recorded in Vol. M85 of Deeds
Page 2309

EVELYN BIEHN, County Clerk

By Tom Smith Deputy

Fee 9.00

*Return
KC 72*