

OA

K-37529
BARGAIN AND SALE DEED

Vol. M85 Page 3122

46450

KNOW ALL MEN BY THESE PRESENTS, That
T. A. THOMAS AND ASSOCIATES

, hereinafter called grantor,

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

NIELS BREDAHL and DONNA STERN-BREDAHL, husband and wife

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:
Beginning at the most Southerly corner of Lot 4 in Block 60 of Nichols Addition to the City of Klamath Falls, Oregon; thence Northwesterly along the Northeasterly line of Eleventh Street 40 feet; thence Northeasterly at right angles to Eleventh Street 130 feet; thence Southeasterly and parallel with Eleventh Street 40 feet; thence Southwesterly along the Northwesterly line of Lincoln Street, 130 feet to the place of beginning.

And also a strip, or parcel of land 18 inches wide and 30 feet long. Said strip being more particularly described as follows: Beginning at a point on the line between Lots 2 and 3 in Block 60 of Nichols Addition to the City of Klamath Falls, Oregon, 40 feet Northwesterly along said line from the Westerly line of Lincoln Street; thence continuing Northwesterly along said line between said Lots 2 and 3, a distance of 18 inches; thence Southwesterly at right angles to said lot line, a distance of 30 feet; thence Southeasterly parallel to said lot line, 18 inches; thence Northeasterly parallel with Lincoln Street 30 feet to the point of beginning.

(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 \$13,262.83.

~~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).~~ (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 29th 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.

STATE OF HAWAII, }

City and County of Honolulu. }

ss:

THAT ANY
PROPERTY
OR SHOULD
COUNTY

T. A. THOMAS AND ASSOCIATES

By: *Theodore A. Thomas*

On this 22nd day of February A. D. 1985, before me personally appeared

Theodore A. Thomas

ss.

me this

to me known to be the person described in and who executed the foregoing instrument and acknowledged

that *he* executed the same as *his* free act and deed.

My commission expires

*July 15, 1985**Harry Young Kim Lee*
Notary Public, First Judicial Circuit,
State of Hawaii

SEAL)

oration,
ate seal)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 1st day of March, 1985, at 3:01 o'clock P.M., and recorded in book/reel/volume No. M85 on page 3122 or as fee/title/instrument/microfilm/reception No. 46450, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Blehn, County Clerk

NAME

TITLE

By *Ann Smith* Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Niels Bredahl
826 N. 9th Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

same as of record

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$5.00