

OA

46509

BARGAIN AND SALE DEED

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3228



KNOW ALL MEN BY THESE PRESENTS, That

Alan Cain

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

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

(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 \$ other than money  
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 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 7th day of March, 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.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath } ss.

The foregoing instrument was acknowledged before  
me this 3-4, 1985, by

Alan Cain

Notary Public for Oregon

(SEAL)

My commission expires: 7/13/85

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

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

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

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

a \_\_\_\_\_ 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 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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

85 MAR 5 AM 9 26

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of section 7, T39S, R10EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8-inch iron pin on the easterly right of way line of Booth Road, said point being S89°53'08"E (N89°54'E by recorded plat of Junction Acres) 1360.71 feet and N00°10'47"E (N00°04'E by said Junction Acres) 484.00 feet from the C $\frac{1}{4}$  corner of said section 7, as established by Survey No. 759, as recorded in the office of the Klamath County Surveyor; thence N00°10'47"E, along said easterly right of way line, 323.95 feet to its intersection with the southerly right of way line of State Highway No. 140; thence S70°59'35"E, along the southerly right of way line of said State Highway, 507.13 feet; thence S00°10'47"W, parallel with the easterly right of way line of said Booth Road, 160.29 feet; thence N89°49'13"W 480.00 feet to the point of beginning, containing 2.67 acres, more or less, with bearings based on Survey No. 2026, as recorded in the office of the Klamath County Surveyor, said tract of land subject to all easements and right of way of record or apparent.

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

on this 5th day of March A.D. 19 85  
at 9:26 o'clock A M, and duly  
recorded in Vol. M85 of Deeds  
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**EVELYN BIEHN**, County Clerk

By *[Signature]* Deputy

Fee 9.00