

OA

47035

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Andrew D. McElhinney and Camille V. McElhinney, Husband and Wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Alan Cain and 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 DESCRIPTIONS

'85 MAR 21 AM 10 45

(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 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 16 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 19, 1985, by

Andrew D. McElhinney andCamille V. McElhinney

Notary Public for Oregon

(SEAL)

My commission expires:

SEE ATTACHED NOTARY.

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

(SEAL)

My commission expires:

(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/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

 SPACE RESERVED
FOR
RECORDER'S USE

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

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 7, 139S, R10EW, 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.

3001 (8/82) (Individual) First American Title Company

STATE OF CALIFORNIA
COUNTY OF Riverside ss.

On March 16, 1985

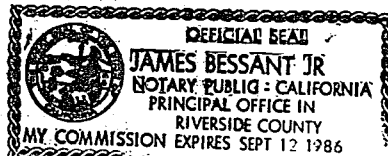
, before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew D. McElhinney and Camille V. McElhinney

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature

James Bessant Jr.



(This area for official notarial seal)

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 21st day of March A.D. 19 85

at 10:45 o'clock A M, and duly

recorded in Vol. M85 of Deeds

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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 9.00