

47813

K-37702
BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That William R. Wynn and Bernice M. Wynn, Husband and Wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ray O. Stearns and Susie M. Stearns, 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:

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 \$5,574.06

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 15th day of November, 1982; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

November 15, 1982

Personally appeared the above named

William R. Wynn and Bernice M. Wynn

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/13/85

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

_____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

William R. Wynn and Bernice M. Wynn

GRANTOR'S NAME AND ADDRESS

Ray O. Stearns and Susie M. Stearns

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ray O. & Susie M. Stearns
13009 Mallory Dr.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Thomas & Carolyn Austin

NAME, ADDRESS, ZIP

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 document/fee/file/instrument/microfilm 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

85 APR 16 AM 8 55

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36 Township 39 South, Range 7 E.W.M., and Government Lot 1 of Section 31, Township 39 South, Range 8 E.W.M., being more particularly described as follows: Beginning at a point this is North along the section line between said Sections 36 and 31, a distance of 135 feet from the SE $\frac{1}{4}$ corner of said Section 36; thence West a distance of 40 feet to a point; thence North parallel to the section line a distance of 179.5 feet, more or less, to the SW $\frac{1}{4}$ corner of that property deeded to Frank Nile, et ux., in Deed Volume 252 page 493; thence East along the Southerly boundary of said Nile property a distance of 40 feet; thence continuing East a distance of 60 feet to the SE $\frac{1}{4}$ corner of that property conveyed to Frank Nile, et ux., in Deed Volume 315 page 428; thence South a distance of 179.5 feet to a point that is 60 feet East of the point of beginning, thence West 60 feet to the point of beginning.

SAVING AND EXCEPTING a parcel of land situated in Section 36, Township 39 South, Range 7 E.W.M., described as follows: Beginning at a point on the East line of said Section 36 from which an iron axle marking the Southeast corner of said Section 36 bears South 314.5 feet; thence West 40 feet; thence South 30 feet; thence East 40 feet to a point on said East line; thence continuing East, 60 feet; thence North 30 feet; thence West 60 feet to the point of beginning containing 0.07 acre, more or less.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 16th day of April A.D. 19 85
at 8:55 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