

47843

BARGAIN AND SALE DEED

Vol. 185 Page 5521

85 APR 16 PM 2 28

KNOW ALL MEN BY THESE PRESENTS, That WOODY DEE BLAIR, hereinafter called the Grantor for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WINIFRED V. HAWKINS, hereinafter called the Grantee, and 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:

PARCEL 1:

That tract of land situate in the SW 1/4 of the SE 1/4 of Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath-Lakeview Highway.

Parcel 2:

All that part of the NW 1/4 NE 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, lying west of the Klamath Falls-Lakeview Highway, in the County of Klamath, State of Oregon.

Subject to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District.
2. As easement created by instrument, including the terms and provisions thereof,
Recorded: May 29, 1917
Book: 47
Page: 100
In favor of: City of Klamath Falls
For: Right of way 100 feet wide for railroad
3. An easement created by instrument, including the terms and provisions thereof:
Dated: February 26, 1951
Recorded: March 2, 1951
Book: 245
Page: 498
In favor of: The California Oregon Power Company, a California Corporation
For: Pole and wire lines
4. An easement created by instrument, including the terms and provisions thereof,
Recorded: March 8, 1951
Book: 245
Page: 564
In Favor of: The California Oregon Power Company
For: Pole line 10 feet wide together with right of ingress and egress
5. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
6. An easement created by instrument, including the terms and provisions thereof,
Recorded: March 13, 1969
Book: M69
Page: 1838
In Favor of: Pacific Power and Light Company
For: Electric transmission line

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 \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration.

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.

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.

In Witness Whereof, the Grantor has executed this instrument this _____ day of _____, 1985.

Woody Dee Blair
WOODY DEE BLAIR

NEVADA

STATE OF ~~OREGON~~)

WASHOE)

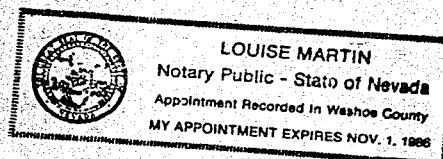
County of ~~Klamath~~) ss.

_____, 1985.

Personally appeared the above named Woody Dee Blair acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Louise Martin
NOTARY PUBLIC for ~~Oregon~~ Nevada
My Commission expires:



Grantor's name and address: Grantee's name and address:

Woody Dee Blair

Box 287
Reed NW 8808

Winifred V. Hawkins

Box 287
Benange, Ore 97623

After recording return to: Mail tax statements to:

Winifred V. Hawkins

Box 287
Benange, Ore 97623

STATE OF OREGON)
County of Klamath) ss.

for
recorder's
use

I certify that the within instrument was received for record on the 16th day of April, 1985, at 2:28 o'clock P.M., and recorded in book/reel/volume No. M85 on page 5521 or as document/fee/file/ instrument/microfilm No. 47843 Record of Deeds of said county.

Name Evelyn Biehn, County Clerk Title _____

By *Pam Smith*

Fee: \$9.00