

48442

## BARGAIN AND SALE DEED—STATUTORY FORM

Vol 185 Page 6651

ROGER NICHOLSON and JAMES J. BELLET, doing business as NICHOLSON & BELLET CONSTRUCTION CO., a partnership, and ROGER NICHOLSON  
conveys to JAMES J. BELLET and SHERRY A. BELLET, husband and wife  
Grantor,  
Grantee, the following real property situated in Klamath  
County, Oregon, to-wit:

Exhibit "A"

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The true consideration for this conveyance is \$ Trade (Here comply with the requirements of ORS 93.030)

Dated this 2<sup>nd</sup> day of May, 1985

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.

STATE OF OREGON, County of Klamath, ss.

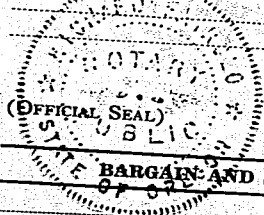
Personally appeared the above named

Roger Nicholson and James J. Bellet

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

Before me: *John J. Turtlet*

Notary Public for Oregon—My commission expires: 3/25/88



## BARGAIN AND SALE DEED

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

PROCTOR, PUCKETT & FAIRCLO  
280 MAIN  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

James J. & Sherry A. Bellet  
147 Ridgcrest  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of 1985, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/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

90 2 14 5 PM 2 06  
85 MAY 5 AM 58

"THE LOTS OF SARGENT STREET":  
Lots 21, 22, 23 and 24, Block 24, SECOND ADDITION TO THE CITY  
OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

"THE VACANT LAND PARCEL 'A' ON ELDORADO":

A parcel of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, and being a portion of vacated Block 7, ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, being more particularly described as follows:

Beginning at a 5/8" iron rod on the mid-block line of said Block 7, said point being South 32° 04' 46" East, a distance of 256.89 feet from a 1/2" iron pipe marking the Northwest corner of Lot 2 of said Block 7; thence South 32° 04' 46" East a distance of 55.00 feet; thence South 58° 02' 22" West a distance of 109.77 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence North 31° 57' 38" West a distance of 55.00 feet along said Northerly right of way line to a 5/8" iron rod; thence North 58° 02' 22" East a distance of 109.66 feet to the point of beginning.

"THE VACANT LAND PARCEL 'B' ON ELDORADO":

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

A parcel of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, and being a portion of Vacated Block 7, Eldorado Heights Addition to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the Northerly right of way line of Eldorado Boulevard, said point being Southeasterly 104.69 feet, along the arc of a curve concave to the Southwest having a radius of 756.26 feet, from a 1 inch iron pipe marking the Southeastly corner of Lot 19, Block 8 of said addition; thence N.49°03'38"E. a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence S.32°04'46"E. a distance of 193.24 feet along the mid-block line of said Block 7; thence S.58°02'22"W. a distance of 109.66 feet to the Northerly right of way line of Eldorado Boulevard; thence N.31°57'38"W. a distance of 57.42 feet along said Northerly right of way to the beginning of a curve concave to the Southwest having a radius of 756.26 feet, (a radial bearing from said point being S.57°58'06"W.);

EXHIBIT "A"

*For Recd from Nicholson and Nicholson & Bellat  
Construction Co to Bellat*

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for  
record on the 6th day of May A.D., 1985 at 2:06 o'clock P M,  
and duly recorded in Vol M85, of Deeds on page 6651.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy

Fee: \$ 9.00