

1-1-74

49441

BARGAIN AND SALE DEED

Vol 185 Page 8253

KNOW ALL MEN BY THESE PRESENTS, That Susan J. Chase

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Frank B. Chase

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:

The East 180 feet of the following described property: Beginning at a point on the Northerly right of way line of the Dalles-California Highway, also known as South Sixth Street, which lies North 0°55' West 30 feet and North 89°21' East 602.4 feet along said right of way line from the center of Section 2, Township 39 South, Range 9 E.W.M., which said point of beginning is the Southeast corner of property described in Deed Volume 258, page 258, records of Klamath County, Oregon; thence continuing North 89°21' East along said Northerly right of way line a distance of 386.4 feet, more or less, to the Southwest corner of property described in Deed Volume 149, page 497, records of Klamath County, Oregon; thence North 0°46' West along said West line a distance of 189.4 feet, more or less, to the Southerly boundary of Pleasant Home Tracts, No. 2; thence South 89°21' West along the Southerly boundary of Pleasant Home Tracts No. 2, a distance of 386.4 feet, more or less, to the Northeast corner of property described in Deed Volume 258, page 258; thence South 0°59' East along the East line of said property a distance of 189.41 feet, more or less, to the point of beginning, being a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 E.W.M., Klamath County, Oregon. SAVING AND EXCEPTING therefrom that portion conveyed to State of Oregon by and through its State Highway Commission by Deed recorded December 23, 1965, as Document No. 2833, M65 page 4933 of the Microfilm Records of Klamath County, Oregon.

(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 \$NO CASH CONSIDER-

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 ©, 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 14 day of February, 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.

Susan J. Chase
Susan J. Chase

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Jackson

February 14, 1985.

Personally appeared the above named

Susan J. Chase

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6-4-85

STATE OF OREGON, County of) ss.

, 19

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

, a corporation, 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

HEFFERNAN, FOWLER, ALLEY & MCNAIR

ATTORNEYS AT LAW

P.O. BOX 1746 • MEDFORD, OREGON 97501

TELEPHONE (503) 779-4075

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

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 for 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

95 JUN 4 PM 3 22

ATION. Conveyance made per Dissolution of Marriage Case #84-485-NJ-2,
Circuit Court for Jackson County, State of Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 4th day of June A.D. 1985 at 3:22 o'clock P M., and
duly recorded in Vol. M35, of Deeds on Page 8253.

By EVELYN BIEHN, County Clerk

Fee: \$9.00