

50770

BARGAIN AND SALE DEED

Vol. M85 Page 10517

KNOW ALL MEN BY THESE PRESENTS, That

GEORGE A. PONDELLA JR.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

TOM R. JACKSON and REVA J. JACKSON

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: NE 1/4 of NW 1/4 of Section 28, that part of N 1/2 of SW 1/4 of NE 1/4 that lays West of Highway 97, Township 34 South, Range 7 East of the Willamette Meridian.

SUBJECT, however, to the following:

1. Reservations as contained in deed recorded June 4, 1958 in Volume 299. page 616, Deed Records of Klamath County, Or., to wit; "Subject to the reservations of all subsurface rights, except water, to the heirs of Francis Isaacs, their heirs and assigns, under the terms approved by the Secretary of the Interior, March 25, 1946, pursuant to said Act. Subject to such rights as the Pacific Telephone and Telegraph Company may have under the Act of March 3, 1901 (31 Stat. 1083)."

2. Reservations as set forth in instrument recorded April 5, 1968 in Volume M68, page 2701, Microfilm Records of Klamath County, Oregon, to wit: "This conveyance made subject to easement, rights of way of Record, those apparent on the land, and a thirty foot wide meandering easement west of existing road for ingress & egress."

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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 \$6,000.00. 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 8th day of July, 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 is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

STATE OF OREGON,

County of Klamath

July 8, 1985

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Personally appeared the above named

GEORGE A. PONDELLA JR.

and acknowledged the foregoing instrument to be his

voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

6-21-88

STATE OF OREGON, County of

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Personally appeared

and

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GEORGE PONDELLA JR.

GRANTOR'S NAME AND ADDRESS

TOM R. JACKSON

2796 N. 32 nd/

Springfield, OREGON 97477

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of July, 1985, at 3:41 o'clock P.M., and recorded in book M85 on page 10517 or as file/reel number 50770, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernetha S. Kelsch Deputy

Fee \$5.00