

OA

50784

BARGAIN AND SALE DEED

Vol. M85 Page 10534KNOW ALL MEN BY THESE PRESENTS, That JOHN W. LARSEN

, hereinafter called grantor,

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

LAVONNE LARSENhereinafter 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:

A portion of Tract No. 25, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, described as follows: Beginning at a point in the Northerly boundary of Tract No. 25 of Altamont Small Farms, said point being 132.0 feet distant Westerly from the Northeasterly corner of said tract, and running thence North 88° 46' West along the said Northerly boundary line of said Tract 132.0 feet; thence South 9° 11' West 323.2 feet, more or less, to a point in the Southerly boundary of said tract; thence South 89° 48' East along the said boundary of the tract 132.0 feet; thence North 0° 11' East 322.0 feet to the point of beginning.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Subject to the terms and provisions thereof, contained in instrument dated August 21, 1937, recorded August 21, 1937 in Book 159 at page 374, Deed Records between R.H. Ellis and Blanche Day Ellis to F.L. Weaver and Elsie H. Weaver.
3. An easement created by instrument, including the terms and provisions thereof recorded April 9, 1957 in Book 291 at Page 121 in favor of the Department of the Air Force.

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 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 11th day of June, 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 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of CURRY

The foregoing instrument was acknowledged before me this 11th day of June, 1985 by

JOHN W. LARSEN

Linda S. Backman  
Notary Public for Oregon  
(SEAL) My commission expires: 1-13-88

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_,

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

JOHN W. LARSEN97916 Payne Rd.Brookings, Or 97415

GRANTOR'S NAME AND ADDRESS

LAVONNE LARSEN97916 Payne Rd.Brookings, OR 97415

GRANTEE'S NAME AND ADDRESS

After recording return to:

LAVONNE LARSEN97916 Payne Rd. 3351 S. Side By PassBrookings, OR 97415 Klamath FallsNAME, ADDRESS, ZIP Oregon 97603

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

LAVONNE LARSEN97916 Payne Rd. 3351 S. Side By PassBrookings, OR 97415 Klamath FallsNAME, ADDRESS, ZIP Oregon 97603

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of July, 1985, at 10:33 o'clock A.M., and recorded in book/reel/volume No. M85 on page 10534 or as fee/file/instrument/microfilm/reception No. 50784, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernetha J. Hicks, Deputy

Fee \$5.00

500 cc

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