

OA

51057

BARGAIN AND SALE DEED

Vol. 148 Page 11175

KNOW ALL MEN BY THESE PRESENTS, That ERVIN R. BICKFORD, JOHN R. MILLER, LINDA M. SOYLAND aka LINDA SOYLAND, each as to an undivided 1/3 interest, as ^{**see below} hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LINDA SOYLAND, as to an undivided 1/2 interest and ERVIN R. BICKFORD, as to an undivided 1/2 interest 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:

SEE ATTACHED LEGAL DESCRIPTION

**tenants in common, as to Parcel 1 and ERVIN R. BICKFORD, JOHN R. MILLER, and AUDIE SOYLAND, as tenants in common, as to Parcel 2;

continued on the reverse side of this deed -

(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 \$ 64,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 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.)

STATE OF OREGON

County of Klamath

The foregoing instrument was acknowledged before me this July 8, 1985, by

JOHN R. MILLER, AUDIE SOYLAND, and LINDA M. SOYLAND

Christi L. Redd
Notary Public for Oregon

(SEAL)

My commission expires: 11/16/87

(ORS 194.570)

STATE OF OREGON, County of Klamath

The foregoing instrument was acknowledged before me this July 12, 1985, by Ervin R. Bickford, president, and by secretary of

a Notary Public for Oregon Maine

My commission expires:

NOTARY PUBLIC
STATE OF OREGON
By Christine Egan
December 8, 1987

(SEAL)

(If executed by a corporation, affix corporate seal)

Ervin R. Bickford, John R. Miller, Audie & Linda Soyland

STATE OF OREGON,

GRANTOR'S NAME AND ADDRESS

Linda Soyland and Ervin R. Bickford
911 Ponderosa
Klamath Falls, OR 97601

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 _____ 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

DESCRIPTION

MTC: 14944

11177

PARCEL 1:

A parcel of land in the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears North 89° 49' West a distance of 976.04 feet; thence South 6° 02' West a distance of 870.3 feet from an iron pin at the center of said Section 7, the said point of beginning being at the Northeasterly corner of the tract herein conveyed; thence South 6° 02' West a distance of 180 feet; thence North 89° 49' West a distance of 450 feet, more or less, to a point on the Easterly line of the right of way of the Dalles-California Highway; thence North 11° 36' West along said Easterly line of said Highway to a point which lies South 89° 49' West a distance of 510 feet, more or less, from the point of beginning; thence North 89° 49' East 510 feet more or less to the point of beginning.

PARCEL 2:

A parcel of Land situated in the SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (Formerly Dalles-California Highway), said point being N. 06° 02' 00" East 1626.81 feet from a point which is N 89° 41' 21" West, 770.34 feet from the $\frac{1}{4}$ Corner common to Sections 7 and 18 of said Township and Range; thence N 89° 49' 00" West, 243.27 feet, along the South line of that property described in Klamath County Deed Records, Volume M80, page 9997, to the true point of beginning of this description; thence N 89° 49' 00" W 243.27 feet; thence N. 06° 02' 00" East, 180.00 feet; thence South 89° 49' 00" East, 243.27 feet; thence South 06° 02' 00" West, 180.00 feet to the true point of beginning.

[Handwritten signatures and initials: J.S., J.M., K.F.D.]

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of July A.D., 19 85 at 10:12 o'clock A M., and duly recorded in Vol. M85
 of Deeds on Page 11175

FEE \$13.00

Evelyn Bieha, County Clerk

By [Signature]