

51089

BARGAIN AND SALE DEED

Vol. M85 Page 11181

KNOW ALL MEN BY THESE PRESENTS, That AUDIE SOYLAND and LINDA SOYLAND

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 LEGAL DESCRIPTION ON THE REVERSE SIDE OF THIS DEED

SUBJECT TO: 1) Real Estate Contract, including the terms and provisions thereof, dated December 13, 1972, in Volume M72, page 14349, and rerecorded February 1, 1973, in Volume M73, page 1186, all Microfilm Records of Klamath County, Oregon, between Paul K. Buck and Dorothea Buck, as tenants by the entirety, Vendor and Paul Pisca and Chrystle M. LaChance Pisca, husband and wife, Vendee. By Divorce Decree No. 73-732E, Klamath County Circuit Court Records and Quitclaim Deed recorded March 13, 1973, in Volume M73, page 2666, Microfilm Records of Klamath County, Oregon, Paul Pisca conveyed all his interest in and to the above contract to Chrystle Mae LaChance formerly known as Chrystle Mae Pisca. The Vendees Interest under said Real Estate Contract was assigned by instrument recorded March 15, 1973, in Volume M73, page 2721, Microfilm Records of Klamath County, Oregon, to J. Claude Bowden and Thelma M. Bowden. The Vendees interest under said Real Estate Contract was assigned by instrument recorded November 17, 1976, in Volume M76, page 18328, Microfilm Records of Klamath County, Oregon, to Western Bank, an Oregon banking corporation. 2) Agreement, including the terms and provisions thereof, dated July 7, 1983, recorded July 7, 1983, in Volume M83, page 10774, Microfilm Records of Klamath County, Oregon, between J. Claude Bowden and Thelma M. Bowden, husband and wife, as Vendors and Audie Soyland and Linda Soyland, as Vendees. Quitclaim Deed, including the terms and provisions thereof dated May 15, 1984, recorded May 21, 1984, in Volume M84, page 8291, Microfilm Records of Klamath County, Oregon, from Audie Soyland, as Grantor to Linda Soyland, as Grantee. The Grantees named herein agree to assume and pay in full this Agreement and Grantees agree to hold Grantors harmless therefrom. 3) Right of Way Easement, including the terms and provisions thereof, dated September 12, 1983, recorded September 14, 1983, in Volume M83, page 15846, Microfilm Records of Klamath County, Oregon, in favor of CP National Corporation. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE continued on reverse)

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)

(ORS 194.570)

STATE OF OREGON

County of Klamath ss.

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

AUDIE SOYLAND and LINDA SOYLAND

(SEAL)

My commission expires: 11/16/87

Notary Public for Oregon

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

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

Audie and Linda Soyland

911 Ponderosa

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Linda Soyland and Ervin R. Bickford

911 Ponderosa
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

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

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 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

85 JUL 15 AM 10 12

DESCRIPTION

11182
11182

PARCEL 1

The West 130 feet of a tract of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Westerly line of the right of way of the Dalles-California Highway, now known as Wocus Road which point bears North 89° 49' West a distance of 629.8 feet, and North 6° 02' East a distance of 107.2 feet from the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7, said point also being at the Southeast corner of the tract herein described; thence North 6° 02' East along said Westerly right of way line a distance of 180 feet; thence North 89° 49' West a distance of 486.54 feet; thence South 6° 02' West 180 feet; thence South 89° 49' East 486.54 feet to the place of beginning.

PARCEL 2

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

Beginning at a point which lies North 89° 49' West a distance of 976.04 feet and South 6° 02' West a distance of 1050.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: continuing South 6° 02' West a distance of 180 feet to a point; thence North 89° 49' West a distance of 486.54 feet to a point; thence North 6° 02' East a distance of 180 feet to a point; thence South 89° 49' East a distance of 486.54 feet more or less to the point of beginning.

EXCEPTING that portion of the above tract deeded to the State of Oregon for highway purposes.

[Handwritten signatures and stamps]

STATE OF OREGON, COUNTY OF KLAMATH

The following instrument was submitted for recording and was found to conform to the provisions of the laws of the State of Oregon in that respect.

Recorded by _____

Notary Public for Oregon

[Circular Notary Seal]

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. 885 day

of Deeds on Page 11181

FEE \$9.00

By Evelyn Biehn County Clerk

[Signature]

[Handwritten notes and stamps]

County of Klamath

Notary Public