

OA

51090

BARGAIN AND SALE DEED

Vol. M85 Page 11183



KNOW ALL MEN BY THESE PRESENTS, That **JOHN R. MILLER, ERVIN R. BICKFORD, and AUDIE SOYLAND and LINDA M. SOYLAND**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **JOHN R. MILLER**, 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:

A parcel of land situated in the SW 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 The Dalles-California Highway) which lies N.89°49'00"W., 489.5 feet and S.06°02'00"W., 1560.6 feet from the iron pin which marks the center 1/4 corner of Section 7 of said Township and Range; thence N.89°49'00"W., 486.54 feet; thence N.06°02'00"E., 25.00 feet; thence S.85°40'00"W., 55.09 feet to the True Point of Beginning of this description; thence S.00°11'00"W., 199.60 feet; thence N.89°49'00"W., 210.00 feet to the easterly right of way line of the new The Dalles-California Highway (No. 97); thence N.11°36'11"W., 183.92 feet along said easterly right of way line; thence N.85°40'00"E., 248.33 feet to the True Point of Beginning, containing 1.00 acre more or less.

SUBJECT TO: Contract, including the terms and provisions thereof, dated May 4, 1979, recorded May 9, 1979, in Volume M79, page 10570, Microfilm Records of Klamath County, Oregon, wherein Fred Morton and Cora Ethel Morton, husband and wife, are Vendors and Paul Steve Fox and Mary A. Fox, are Vendees. The Vendees interest was assigned by instrument dated January 16, 1984, recorded March 9, 1984, in Volume M84, page 3895, Microfilm Records of Klamath County, Oregon, to John R. Miller, Ervin R. Bickford, and Audie Soyland and Linda M. Soyland.

The Grantee named herein hereby agrees to assume and pay in full the above described Contract and further agrees to hold the Grantors harmless therefrom.

(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

(ORS 194.570)

County of Klamath

ss.

The foregoing instrument was acknowledged before me this 12th day of July, 1985, by

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

Kristi L. Redd
Notary Public for Oregon

(SEAL)

My commission expires: 11/16/87

JOHN R. MILLER

ERVIN R. BICKFORD

AUDIE SOYLAND

LINDA M. SOYLAND

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

MAINE

By Commission Expires

December 1, 1987

(SEAL)

(If executed by a corporation, affix corporate seal)

John R. Miller, Ervin R. Bickford, Audie and Linda M. Soyland

GRANTOR'S NAME AND ADDRESS

John R. Miller

P.O. Box 1093

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 Klamath)

Filed for record at request of

on this 16th day of July A.D. 19 85

at 10:12 o'clock A M, and duly

recorded in Vol. M85 of Deeds

Page 11183

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee \$5.00