

51179

BARGAIN AND SALE DEED

Vol. 1485 Page 11328

KNOW ALL MEN BY THESE PRESENTS, That John Kalita and Eleanor C. Kalita, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Leroy Hankins and Irma L. Hankins, husband and wife, 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

** The intent of this document is to correct that certain legal description contained in instrument recorded 6-27-63 in Volume 346 at Page 273, Deed Records of Klamath County, Oregon.**

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to correct legal**
The whole of the above described property is hereby conveyed to the grantee, and the grantor warrants that the same is free from all liens, claims and encumbrances, except as may be shown on the face hereof.

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. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
In Witness Whereof, the grantor has executed this instrument this 16TH 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 16th day of July, 1985 by John Kalita and Eleanor C. Kalita, husband and wife.

(SEAL) William K. Kalita
Notary Public for Oregon
My commission expires: 12/25/88

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
My commission expires: _____

(SEAL)

(If executed by a corporation, affix corporate seal)

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.

By _____ TITLE Deputy

SPACE RESERVED FOR RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John and Eleanor C. Kalita
P.O. Box 181
Chiloquin, Oregon 97624
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

95 JUL 17 PM 2 19

Cal 9.00

11329

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35, Township 34 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the East-West centerline of said Section 35 from which the East one-quarter corner of Section 35 bears N 89°04'24" E, 1980.27 feet; thence continueing S 89°04'24" W, 165.00 feet along said East-West centerline to a 5/8 inch iron rod; thence N 00°43'28" W, 746.38 feet to a 5/8 inch iron rod on the high left bank of Sprague River; thence continuing N 00°43'28" W, 100 feet, more or less, to the thread of Sprague River; thence upstream following the sinuosities of the thread of said Sprague River to a point from which a 5/8 inch iron rod on the high left bank bears S 00°43'28" E, 140 feet, more or less; thence S 00°43'28" E, 140 feet, more or less to said 5/8 inch iron rod; thence continuing S 00°43'28" E, 717.71 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 17th day
of July A.D., 19 85 at 2:19 o'clock P M., and duly recorded in Vol. M85
of Deeds on Page 11328.

FEE \$9.00

Evelyn Biehn

By

County Clerk

Pam Smith