

51344

BARGAIN AND SALE DEED

Vol. M85 Page 11642

KNOW ALL MEN BY THESE PRESENTS, That Donovan E. Kendall, Jr. and Michelle M. Kendall, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Dorothy M. 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 on the west side of U.S. Highway 97 in the NW¼ NW¼ of Section 31, T. 24 S., R. 9 E., W.M. Klamath Co. Oregon, and more particularly described as follows: commencing at a point, a 2½" brass-capped steel pipe set at the intersection of the North Line of Section 31 and the NW Line of U.S. Hwy 97 and 50 feet from the centerline thereof, from which the NW Corner of Section 31 bears N 89° 04' 28" W 847.46 feet; thence along the NW Line of said U.S. Hwy 97, S 25° 16' 43" W 303.09 feet to the Point of Beginning; thence continuing along said NW Line of U.S. Hwy 97, S 25° 16' 43" W 29.75 feet to a point; thence along a line at right angle to U.S. Hwy 97, N 64° 43' 17" W 280.00 feet to a point; thence along a line parallel with U.S. Hwy 97, N 25° 16' 43" E 29.75 feet to a point; thence along a line at right angle to U.S. Hwy 97 and with the original, S 64° 43' 17" E 280.00 feet to the Point of Beginning. This parcel is a lot adjustment, being adjacent to and intended to adhere to Tax Lot 3400 & 3500 and is not intended as a partition of lands.

Reserving unto grantor and his assigns the right of ingress and egress accross this property as access to grantor's adjacent property and any part thereof.

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 \$ 600.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18 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 Deschutes

ss.

The foregoing instrument was acknowledged before me this July 18, 1985, by Donovan E. Kendall, Jr. and Michelle M. Kendall.

Notary Public for Oregon
My commission expires: 9-26-87

STATE OF OREGON, County of Deschutes

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)

Donovan E. Jr. & Michelle M. Kendall
P.O. Box 673
Gilchrist, OR 97737

GRANTOR'S NAME AND ADDRESS

Dorothy M. Miller

P.O. Box 240

Crescent, OR 97733

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dorothy M. Miller

P.O. Box 240

Crescent, OR 97733

NAME, ADDRESS, ZIP

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

Dorothy M. Miller

P.O. Box 240

Crescent, OR 97733

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of July, 1985, at 12:01 o'clock P.M., and recorded in book/reel/volume No. M85 on page 11642 or as fee/file/instrument/microfilm/reception No. 51344, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$5.00

24 5.00

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