

51769

BARGAIN AND SALE DEED

Vol. M85 Page 12319

KNOW ALL MEN BY THESE PRESENTS, That Dorothy Elizabeth Dye formerly known as Dorothy Elizabeth Baird for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Vernon Dean Baird, Sr. hereinafter called grantor, 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:

Lot 17, HAGAR ACRES and also one acre of ground, more or less, in the County of Klamath, State of Oregon, described as follows: Beginning at a point at the Northwest corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 12, Township 39 South, Range 9 East of the Willamette Meridian; thence East 460 feet; thence South 190 feet to the Northwestern line of the O. C. & E. Railway right of way; thence Northwesterly along said right of way line to the place of beginning. SAVING AND EXCEPTING THEREFROM that portion lying within the right of way of the O. C. & E. Railway.

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

The purpose of this deed is to relinquish all interest of the grantor acquired in Decree of Dissolution filed November 23, 1984 in case #84-40 DI.

Grantee agrees to assume and pay all obligations to the Department of Veterans' Affairs and hold grantor 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 \$ none

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 27 day of June, 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 August 5, 1985, by Dorothy Elizabeth Dye

*Dorothy Elizabeth Dye*  
Notary Public for Oregon

My commission expires: 2/17/88

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)

Dorothy Elizabeth Dye

GRANTOR'S NAME AND ADDRESS

Vernon Dean Baird, Sr.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title - Rose

NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of August, 1985, at 2:29 o'clock P.M., and recorded in book/reel/volume No. M85 on page 12319 or as fee/file/instrument/microfilm/reception No. 51769, 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

1985 AUG 5 PM 2 29