

52214

BARGAIN AND SALE DEED

Vol. M85 Page 13034

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM V. ALBERT and LINDA F. ALBERT, husband and wife, and DOUGLAS W. ROBEY and KATHY L. ROBEY, formerly KATHY L. ROBEY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES RICHARD LEWIS and AUDREY LOUISE LEWIS, 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:

The southeasterly 29 feet 6 inches of the northeasterly 49 feet 6 inches of Lot 3 in Block 48 of Nichols Addition to Linkville, now City of Klamath Falls, more particularly described as follows: Beginning at a point on the Southeasterly line of said Lot 3 which point is 49 feet 6 inches from the Southeast corner of said Lot and which said point is the Southeasterly corner of the Evans Building; thence running Northwest along the Easterly side of the wall of the Evans Building 120 feet, more or less, to the Northwesterly line of said Lot; thence running Northeasterly along the Northwesterly line of said Lot a distance of 29 feet 6 inches; thence running Southeasterly at right angles to Main Street a distance of 120 feet, more or less, to the Southeasterly line of said Lot, the Southeasterly 85 feet of said line being along the Easterly side of the wall of the building on the premises herein conveyed; thence running Southwesterly along the Southeasterly line of said Lot a distance of 29 feet 6 inches to the point of beginning. EXCEPTING THEREFROM the Northwesterly 2 feet thereof, conveyed to the City of Klamath Falls by deed recorded October 27, 1958, in Volume 305, Page 348, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$
 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 ①, 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 20th day of May, 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 20th day of May, 1985 by William V. Albert, Douglas W. Robey and Kathy L. Young

Cynthia M. Owens
 Notary Public for Oregon

(SEAL)

My commission expires: 5/2/86

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)

William V. Albert; Linda F. Albert;
 Douglas W. Robey & Kathy L. Young

GRANTOR'S NAME AND ADDRESS

James Richard Lewis & Audrey Louise Lewis

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Butler & Looney, P.C.
 Box 430
 Vale, OR 97918

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
 James Richard Lewis & Audrey Louise Lewis

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of August, 1985, at 9:40 o'clock A.M., and recorded in book/reel/volume No. M85 on page 13034 or as fee/file/instrument/microfilm/reception No. 52214, 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