

52311

STATUTORY BARGAIN AND SALE DEED

LINDA F. ALBERT Grantor, conveys to JAMES RICHARD LEWIS and AUDREY LOUISE LEWIS, husband and wife, Grantee, the following described real property:

Land in Klamath County, Oregon as follows:

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 Northwesterly 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.

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.

The true consideration for this conveyance is zero dollars, done in lieu of foreclosure.

Until a change is requested, all tax statements shall be sent to the following address: _____

Dated this 28 day of June, 1985.

STATE OF MONTANA)
County of Lake) ss

The foregoing instrument was acknowledged before me this 28 day of June, 1985, by Linda F. Albert.

Veroliet Peterson
Notary Public for Montana
My commission expires: April 5, 1988

Ret.
Law Offices
Butler & Looney, P. C.
P. O. Box 430
Vale, Oregon 97918-0430

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STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 21st day
Filed for record at request of _____ A.D. 19 85 at 11:31 o'clock A M., and duly recorded in Vol. M85
of August of _____ Deeds on Page 13213
By Evelyn Biehn County Clerk Pam Smith
FEE \$5.00