

53050

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Willard Wesley Fjeldsted Jr.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

hereinafter called grantor, Phillip Leigh/

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 West one half of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 40 South, Range 11 East, of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

The rights of the public in and to that portion of the premises herein described lying with the limits of existing roads.

Existing easements for pole lines and other public utilities as set forth in deed from Glenn C. Haskins, et al, recorded April 26, 1961, in Volume 329 of Deeds at page 157, Deed Records of Klamath County, Oregon.

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.

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 \$14,000.00. 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 4th day of September, 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.

Willard Wesley Fjeldsted Jr.
Willard Wesley Fjeldsted Jr.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

SS. 94.5701

STATE OF OREGON, County of

On Sept 4, 1985

State personally appeared WILLARD WESLEY FJELDSTED JR before me, the undersigned, a Notary Public in and for said State, known before me this

to me (or proved to me on the basis of satisfactory evidence) to be the person personally known the same subscribed to the within instrument and acknowledged that HE executed

(SEAL)
executed by a corporation, affix corporate seal

WITNESS my hand and official seal

Signature

THANIEL DAVIDSON

Name (Typed or Printed)



Phillip Leigh / Lazy River Inc.
Preston St. General Delivery
Shepherdsville Kentucky 40165
GRANTEE'S NAME AND ADDRESS

After recording return to:

Phillip Leigh / Lazy River Inc.
Preston St. General Delivery
Shepherdsville Kentucky 40165
NAME, ADDRESS, ZIP

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

Phillip Leigh / Lazy River Inc.
Preston St. General Delivery
Shepherdsville Kentucky 40165
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath ss.

Filed for record at request of:

on this 9th day of September A.D. 19 85
at 2:33 o'clock P.M. and duly recorded
in Vol. M85 of Deeds Page 14473
By Evelyn Biehn, County Clerk
Deputy.

Fee, \$5.00