

53051

BARGAIN AND SALE DEED

Vol. 1485 Page 14474

KNOW ALL MEN BY THESE PRESENTS, That

Mark R. Wendt

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto, hereinafter called grantor,
Mark Wendt Homes, Inc.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:

SEE ATTACHED LEGAL DESCRIPTION

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.

(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 \$ other than money
 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 6 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

ss.

The foregoing instrument was acknowledged before
 me this September 6, 1985, by

Mark R. Wendt

(ORS 194.570)

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)

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the
 day of , 19, at o'clock M., and recorded
 in book/reel/volume No. on
 page or as fee/file/instrument/microfilm/reception No.
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

Mark Wendt Homes, Inc.

P. O. Box 223

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

SEP 9 PM 2 33

14475

The following described property situate in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is North a distance of 2564.5 feet and West a distance of 1337.2 feet from the iron axle which marks the Southeast corner of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, said point of beginning also being on the Southerly right of way of Front Street (now known as Hank's Street) which point is 30.0 feet East of the Northeast corner of Block 2, KLAMATH LAKE ADDITION, as shown on the official plat of said Klamath Lake Addition on file in the County Clerk's office in Klamath County, Oregon; and running South along the 1/16 line on the West side of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 19, a distance of 220.0 feet to the true point of beginning; thence North 70° 53' East a distance of 232.3 feet; thence North 36° 12' East to the South right of way line of Lakeport Blvd., thence Southeasterly along said right of way line to the Northwest corner of that property conveyed to Ralph Smith and Alice Smith husband and wife and William Smith and Wendell Smith, and described as Parcel 2 in Deed Volume 215, at page 170, Deed Records of Klamath County, Oregon; thence Southerly along the Westerly line of said Deed Volume 215, page 170, Deed Records of Klamath County, Oregon to the Southwest corner thereof, thence West to the Southeast corner of that certain property described in Deed Volume 285 at page 444, Deed Records of Klamath County, Oregon, said point begin West 210 feet from the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 19; thence North 260 feet to the Northeast corner of that certain property described in Deed Volume 296, page 177, Deed Records of Klamath County, Oregon, thence West along the North line of said Deed Volume, 210 feet to the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 19, thence North along said West line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of September A.D., 19 85 at 2:33 o'clock P. M., and duly recorded in Vol. M85,
on Page 14474
By Evelyn Biehn, County Clerk
[Signature]

FEE \$9.00