

53225

BARGAIN AND SALE DEED

Vol. 1485 Page 148C6

KNOW ALL MEN BY THESE PRESENTS, That HAMMOND & DOKE, INC.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM V. HILL and LILLIAN M. HILL, 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 Exhibit "A"

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

(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 \$ Trade.
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 26th day of July, 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 30th day of July, 1985, by Theodore A. Doke and Elaine Doke

Doke
Notary Public for Oregon
My commission expires: 4/29/87

STATE OF OREGON, County of Klamath } ss.

The foregoing instrument was acknowledged before me this 13th day of Sept, 1985, by Larry M. Doke

president, and by Elaine Doke secretary of Hammond & Doke, Inc.

a Oregon corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: 8/27/87

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.

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

P.O. Box 345
Bly, OR 97622

NAME, ADDRESS, ZIP

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

Same as now of record

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

14807

All the following described real property situated in Klamath County, Oregon:

TOWNSHIP 36 SOUTH, RANGE 14 EAST, WILLAMETTE MERIDIAN

SECTION 23: Beginning at a point 100 feet West of the Southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23; thence North 200 feet; thence West 200 feet; thence South 200 feet; thence East 200 feet to the point of beginning.

SECTION 24: All

SECTION 25: N $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$

SECTION 26: All

SECTION 36: NW $\frac{1}{4}$ NE $\frac{1}{4}$

TOWNSHIP 36 SOUTH, RANGE 15 EAST, WILLAMETTE MERIDIAN

SECTION 16: W $\frac{1}{4}$ SW $\frac{1}{4}$

SECTION 17: W $\frac{1}{4}$, S $\frac{1}{4}$ SE $\frac{1}{4}$

SECTION 18: S $\frac{1}{4}$ N $\frac{1}{4}$, N $\frac{1}{4}$ S $\frac{1}{4}$

SECTION 19: All

SECTION 20: N $\frac{1}{4}$ N $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$

SECTION 21: W $\frac{1}{4}$, SE $\frac{1}{4}$

SECTION 27: W $\frac{1}{4}$, SE $\frac{1}{4}$

SECTION 29: E $\frac{1}{4}$, SW $\frac{1}{4}$

SECTION 31: W $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{4}$ S $\frac{1}{4}$

SECTION 33: W $\frac{1}{4}$, SE $\frac{1}{4}$

SECTION 35: S $\frac{1}{4}$

SAVING AND EXCEPTING a strip of land 66 feet in width across the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21 and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31 Township 36 South, Range 15 East of the Willamette Meridian, conveyed to Weyerhaeuser Timber Company as described in Parcels 1 and 2 in deed recorded July 25, 1958, in Volume 301, page 347, Deed records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING a strip of land 66 feet in width in the N $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33 Township 36 South, Range 15 East of the Willamette Meridian, conveyed to Weyerhaeuser Timber Company by deed recorded January 13, 1959, Volume 308, page 577, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 12th day
of _____ September _____ A.D., 19 85 at 4:40 o'clock P M., and duly recorded in Vol. M85
of _____ Deeds _____ on Page 14806.

FEE \$9.00

By Evelyn Biehn County Clerk *Pam Smith*