

OK

56318

BARGAIN AND SALE DEED

Vol. 1183

Page 20279

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD V. REEVES

, hereinafter called grantor,

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

ILLYS A. REEVES

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:

PARCEL 1: The East 136 feet of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 41, South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the East 30 feet for road purposes and EXCEPTING THEREFROM that portion lying North of the Shasta View Irrigation Ditch, Klamath County, Oregon.

PARCEL 2: A tract of land in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence East along the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ to the West boundary of the Shasta View Irrigation Ditch running Northwesterly and Southeasterly through said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence Northwesterly along the Westerly boundary of said Ditch to its intersection with the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South along the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ to the point of beginning. EXCEPTING THEREFROM that portion lying within the County Road.

AND EXCEPTING THEREFROM a tract of land in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the South line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which point is East 450 feet and four inches from (continued on reverse side)

(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 \$ to change vesting

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (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 13 day of December, 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY 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.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

ss.

The foregoing instrument was acknowledged before me this December 13, 1985, by

Richard V. Reeves

(SEAL)

My commission expires: 3-2-88

Notary Public for Oregon

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

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Richard Reeves
H.C. 62 - Box 61A
Malheur, Oregon

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of

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

20280

106V

20280

the Southwest corner of said SE $\frac{1}{2}$ NW $\frac{1}{2}$; and running thence North parallel with the West line of said SE $\frac{1}{2}$ NW $\frac{1}{2}$ a distance of 268 feet to the Westerly line of the Shasta View Irrigation District Ditch; thence Southeasterly along the Westerly line of said Ditch to the South line of said SE $\frac{1}{2}$ NW $\frac{1}{2}$; thence West along said South line of said SE $\frac{1}{2}$ NW $\frac{1}{2}$ to the point of beginning. EXCEPTING THEREFROM that portion lying within the County Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 85 at 1:44 o'clock P M., and duly recorded in Vol. M35
of Deeds on Page 20279

FEE \$9.00

By Evelyn Biehn, County Clerk
Pam Smith