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Vol. 1485 Page 20469

KNOW ALL MEN BY THESE PRESENTS, That

Marl E. Steidle

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Beverly G. L'Esperance, hereinafter called grantor, 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: 2417 Lakeshore Drive, Klamath Falls, Oregon; more particularly set out in that Exhibit A attached to this Bargain and Sale Deed and by this reference made a part hereof.

Grantor by this Bargain and Sale Deed does hereby grant to Beverly G. Steidle, also known as Beverly G. L'Esperance, his undivided one-half interest in the above described real property.

'85 DEC 17 AM 10 34

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 33,000.00.  
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 9 day of December, 19 85, 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.)

Marl E. Steidle  
Marl E. Steidle

STATE OF OREGON,  
County of Klamath } ss.  
The foregoing instrument was acknowledged before me this 9 day of December, 19 85 by Marl E. Steidle  
Camille Kruger  
Notary Public for Oregon  
My commission expires: 9-22-88

STATE OF OREGON, County of \_\_\_\_\_ } ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(SEAL)  
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Robert S. Hamilton  
292 Main St  
KFO  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
NAME, ADDRESS, ZIP

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/tile/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
By \_\_\_\_\_ NAME  
TITLE

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT A

20470

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:  
Lot 28, Lakewood Heights; and

Beginning at a point on the Southwesterly boundary line of Lot 29 in Lakewood Heights, which point is 143.2 feet Northwesterly from the most Southerly corner of said Lot 29; thence Northwesterly along said boundary line a distance of 47.8 feet to an iron pin at the most Westerly corner of said Lot 29; thence North 69°24' East a distance of 138.6 feet to the most Northerly corner of said Lot 29; thence Southeasterly along the Westerly right of way line of secondary Highway No. 421, 42.13 feet; thence Southwesterly in a straight line to the point of beginning; said tract being approximately the Northwesterly one-half of the Northwesterly one-half of Tract 29, Lakewood Heights, in Section 23, Township 38 South, Range 8 East of the Willamette Meridian; and

Beginning at an iron pin which marks the most Southerly corner of Lot 27 and the most Westerly corner of Lot 28, Lakewood Heights and running thence: North 23°28' West a distance of 69.4 feet to a point; thence North 60°10' East a distance of 79.2 feet to a point; thence South 35°28' East a distance of 95.5 feet to an iron pin on the line between Lots 27 and 28, Lakewood Heights; thence South 75°50' West along the line between Lots 27 and 28, Lakewood Heights a distance of 98.8 feet; more or less, to the point of beginning, said tract being a portion of Lot 27 of Lakewood Heights in Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of December \_\_\_\_\_ A.D., 19 85 at 10:34 o'clock A M., and duly recorded in Vol. 185  
of \_\_\_\_\_ Deeds on Page 20469

FEE \$9.00

Evelyn Biehn, County Clerk  
By Pam Smith