

56792

1396-635
BARGAIN AND SALE DEED Vol. M85 Page 21215

GINGER JONES

KNOW ALL MEN BY THESE PRESENTS, That

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
PATRICIA P. JOHNSON

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 S 1/2 S 1/2 NE 1/4 NW 1/4 and the S 1/2 NW 1/4 NW 1/4 of Section 7, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

2. Recitals, including the terms and provisions thereof, as disclosed by deed from United States of America to Rachel R. Tupper, et al recorded August 10, 1959 in Deed Volume 312, page 656, Records to Klamath County, Oregon.

3. An easement created by instrument, including the terms and provisions thereof, dated November 5, 1965, recorded November 23, 1965, in Volume M65, page 4000, Microfilm Records of Klamath County, Oregon, in favor of United States of America and transmission line and access road easement over Section 7, Township 36, Range 13 East of the Willamette Meridian and portion of E 1/2 NW 1/4, Government Lot 2, NE 1/2 SW 1/4 and Government Lots 3 and

4. An easement, created by instrument, including the terms and provisions thereof dated March 26, 1966, recorded April 21, 1966 in Volume M66, page 3555, Microfilm Records of Klamath County, Oregon, in favor of Portland General Electric Co., for electric transmission line easement over Section 7, Township 36 South, Range 13 East of the Willamette Meridian, and portion of E 1/2 NW 1/4, Government Lot 2, NE 1/4 SW 1/4, and Government Lots 3 and 4.

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by name to the County of Klamath, Oregon, and the same is a true and correct copy of the original 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 \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th 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.)

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me this December 30, 1985, by

Ginger Jones

Notary Public for Oregon

My commission expires: 3/31/89

ORS 124.5701

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

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)

Mrs. Ginger Jones
P. O. Box 1823
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

After recording return to:
Mrs. Ginger Jones
P. O. Box 1823
Klamath Falls, OR 97601

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 Klamath

I certify that the within instrument was received for record on the 30th day of December, 1985 at 4:11 o'clock P.M., and recorded in book/reel/volume No. 435 on page 21215 or as fee/file/instrument/microfilm/reception No. 56792, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Richn., County Clerk

By Pam Smith Deputy

Fee: \$5.00

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