

1-1-74

58122

BARGAIN AND SALE DEED

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2478

KNOW ALL MEN BY THESE PRESENTS, That JACK ULAM

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto J. WILLIAM NEUNER and L. SCOTT CRENSHAW, tenants in common, 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 Exhibit "A" Attached Hereto

(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 \$ 1,000.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~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 13th day of January, 19 86; 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.

Jack Ulam

JACK ULAM

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 13, 19 86

STATE OF OREGON, County of) ss.

Personally appeared

and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named

JACK ULAM

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
OFFICIAL SEAL

Notary Public for Oregon

My commission expires 12/25/88

JACK ULAM

P. O. Box 604

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

J. William Neuner

P. O. Box 1786

Roseburg, OR 97470

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. William Neuner

P. O. Box 1786

Roseburg, OR 97470

NAME, ADDRESS, ZIP

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

J. William Neuner

P. O. Box 1786

Roseburg, OR 97470

NAME, ADDRESS, ZIP

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 document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

86 FEB 10 PM 2 00
86 FEB 10 PM 2 00

96%

2479

Exhibit "A"

That portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of the County Road known as Williamson Road, North of the Sprague River, and West of the following described lines:

Beginning at an iron pipe in the existing Southerly right of way fence of the Williamson Road from which the Section corner common to Sections 15, 16, 21 and 22, Township 34 South, Range 8 East of the Willamette Meridian, bears North 58°27 $\frac{1}{2}$ ' East 1162.0 feet distant; thence South 00°01' East 1174.9 feet to an iron pipe reference monument; thence South 00°01' East 31 feet, more or less, to the Northerly low water line of Sprague River, EXCEPTING the East 165 feet thereof.

SUBJECT TO:

Land Sale Contract balance owed to Josephine L. Pavlik which Grantee assumes and agrees to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 10th day
of February A.D., 19 86 at 2:00 o'clock P M., and duly recorded in Vol. 886
of _____ Deeds on Page 2478.
By Evelyn Biehn, County Clerk
R. M. Smith

FEE \$9.00

Exhibit "A"