

59840

BARGAIN AND SALE DEED

Vol. M86 Page 5533



KNOW ALL MEN BY THESE PRESENTS, That Frank J. Galgano

, hereinafter called grantor,

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

James F. Simcoe

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 North half of the North half of the Northwest quarter of Section Nine, Township forty one south, Range seven East, WM. Klamath County, OREGON.

Reserving therefrom a nonexclusive easement of 30 feet around all boundaries for ingress and egress.

(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 \$10.00

However, the actual consideration consists of or includes other property or value given or promised which is the entire 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 10th day of MARCH, 1989; 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.)

ORS 104.5701

STATE OF ~~OREGON~~ CALIFORNIA) ss.
County of RIVERSIDE)

The foregoing instrument was acknowledged before me this 10th day of MARCH, 1989 by

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

19, by _____

president, and by _____

secretary of _____

[Signature]
Notary Public for Oregon
California

(SEAL) My commission expires: MARCH 27, 1989

Notary Public for Oregon, OFFICIAL SEAL of the corporation.
IRMA S. BULLOUGH
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY (SEAL)
My Commission Expires March 27, 1989 (affix corporate seal)

Frank J. Galgano
P.O. Box 657
Rancho Mirage, Ca. 92270

GRANTOR'S NAME AND ADDRESS

James F. Simcoe
435 N. Shattuck St.
Orange, Ca. 92666

GRANTEE'S NAME AND ADDRESS

After recording return to:

James P. Simcoe Frank Bulgano
435 N. Shattuck St. Box 657
Orange, Ca. 92666 Rancho Mirage, Calif

NAME ADDRESS ZIP

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

James F Simcoe
435 N. Shattuck St.
Orange, Ca. 92666

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 3rd day of April, 1986, at 2:07 o'clock P. M., and recorded in book/reel/volume No. M86 on page 5533 or as fee/title/instrument/microfilm/reception No. 59840 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$10.00

By [Signature] Deputy

08 03 2 PM 2 07