

60182

BARGAIN AND SALE DEED

Vol. MB6 Page 6253

KNOW ALL MEN BY THESE PRESENTS, That

Keith E. McClung

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
 Margaret A. Ramsay and Roger H. Flagg
 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 attached exhibit "A" by this reference made a part hereof.

(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 \$ 132,500.00

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 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 25th day of March, 1986;
 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 194.570)

STATE OF OREGON,

County of Klamath

} ss.

The foregoing instrument was acknowledged before
 me this 25th day of March, 1986, by
 Keith E. McClung

Perrie L. Stockton
 Notary Public for Oregon

My commission expires: 3-14-87

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

My commission expires:

(SEAL)

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

} ss.

County of

I certify that the within instru-
 ment 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/instru-
 ment/microfilm/reception No.
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SOUTH VALLEY STATE BANK

P. O. BOX 5210

KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

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

SOUTH VALLEY STATE BANK

P. O. BOX 5210

KLAMATH FALLS, OREGON 97601

SPACE RESERVED
 FOR
 RECORDER'S USE

EXHIBIT "A" DESCRIPTION

PORTION OF Tract 32, ENTERPRISE TRACTS, Klamath County, Oregon, particularly described in instrument recorded in Volume 256, page 96, Deed Records of Klamath County, Oregon, as follows:

Beginning at a point on the South line of a parcel of land deeded as "Parcel Three" in a deed from the Enterprise Land and Investment Company to Klamath County, Oregon, for road purposes, and described in Klamath County Deed Records, Volume 229, page 300, which point is North 89°54 min. E., 1366.6 feet; thence South 0°06 min. E., 73.0 feet from the Northwest corner of Section 3, Township 39 South, Range 9 East Willamette Meridian, and which point of beginning is on the present Southerly right of way line of Shasta Way; thence North 89° 54 min. E., along the Southerly line of said "Parcel Three", or along the present Southerly right of way line of Shasta Way, a distance of 50.0 feet; thence South 0° 06 min. E., 150.0 feet; thence South 89°54 min. W., 110.5 feet, more or less, to a point on the Southeasterly line of a parcel of land deeded as "Parcel One" in the above mentioned deed in Volume 229, page 300, of Klamath County Deed Records; thence North 30°38½ min. E., along the Southeasterly line of said "Parcel One", a distance of 69.9 feet; thence continuing along said Southeasterly line of said "Parcel One", to the left along the arc of a circle, the radius of which is 175.9 feet and the long chord of which bears North 15°16 min. E., 96.68 feet, more or less, to the point of beginning, being a portion of Tract 32, Enterprise Tracts, in Klamath County, Oregon, and lying in the Northeast quarter of Northwest quarter of Section 3, Township 39 south, Range 9 East Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 14th day
of _____ A.D., 19 86 at 10:58 o'clock _____ A. M., and duly recorded in Vol. _____ M86
of _____ Deeds on Page 6253
By Evelyn Biehn, County Clerk
[Signature]

FEE \$14.00