

61358

BARGAIN AND SALE DEED

ELDON R. BARRON

KNOW ALL MEN BY THESE PRESENTS, That ELDON R. BARRON, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto my daughter,  
SANDRA L. FRALEY  
 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: A parcel of land situated in  
 Lot 67 of Fair Acres No. 1, duly platted and recorded subdivision in Klamath County,  
 Oregon, more particularly described as follows:

Commencing at a concrete nail set in lead in the base of a cement corner post mark-  
 ing the northwest corner of said Lot 67; thence S. 00°01'53" W. along the westerly line  
 of said Lot 67, 238.69 feet to a ½ inch iron pin marking the Point of Beginning for this  
 description; thence continuing along said westerly line S. 00°01'53" W. 90.00 feet to a ½  
 inch iron pin on the south line of the north half of said Lot 67; thence N. 89°48'35" E.  
 along said south line, 165.60 feet to ½ inch iron pin on the easterly line of the westerly  
 half of said Lot 67; thence leaving said south line N. 00°01'27" E. along the easterly  
 line of the westerly half of said Lot 67, 90.00 feet to ½ inch iron pin; thence leaving  
 said easterly line S. 89°48'35" W. 165.59 feet to the point of beginning, containing  
 0.34 acres, more or less.

TOGETHER WITH: A 25-foot wide ingress and egress easement from the northerly right  
 of way line of Shasta Way to the southerly line of the above-described property and adja-  
 cent to but westerly of said easterly line of the westerly half of Lot 67 of Fair Acres  
 No. 1.

RESERVING A LIFE ESTATE TO GRANTOR FOR THE LIFE OF GRANTOR.

(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 \$ NONE

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 14 day of MAY, 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.)

STATE OF OREGON,

County of KLAMATH

The foregoing instrument was acknowledged before  
 me this MAY 14, 1986 by

ELDON R. BARRON

Vivienne J. Hustead  
 VIVIENNE J. HUSTEAD  
 NOTARY PUBLIC-OREGON  
 My commission expires: 3-14-89

(ORS 194.570)

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

, 1986, 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)

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 14th day of May, 1986,  
 at 10:20 o'clock A.M., and recorded  
 in book/reel/volume No. M86 on  
 page 8260 or as fee/file/instru-  
 ment/microfilm/reception No. 61358,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Sam Smith

Deputy

Fee: \$10.00

ELDON R. BARRON

5619 Shasta Way

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Sandra L. Fraley

5619 Shasta Way

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SANDRA L. FRALEY

5619 Shasta Way

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

5619 Shasta Way

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

4/10/86