

62717

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-----Carson S. Kendall and Sharon A. Kendall, husband & wife convey(s)
to -----William J. Klein and Florence M. Klein, husband & wife

all that real property situated in Klamath County, State of Oregon, described as:

A parcel of land situated in the N¹SW¹ of Section 11, Township 39 South, Range 9, E.W.M., Klamath County, Oregon, more particularly described in attached Exhibit "A".

Said real property being subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M83 page 8062.; Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads, streets or highways; Conditions, restrictions, easements imposed by instrument recorded in Book 208 pg 463 & Book 130 pg 503; Subject to the right of way for the 1-C-9-A Drain; AND CONTRACT, including the terms and provisions thereof, dated March 30, 1984, recorded March 30, 1984 in Vol. M84 page 5942 ***

The true and actual consideration for this transfer is \$ 20,466.79 *

***between The Administrator of Veterans Affairs, an officer of the USA as Vendor and Carson S. Kendall et ux, as Vendee, WHICH said Contract the Grantees herein expressly agree to assume and pay according to the terms thereof.

Dated this 3rd day of June, 1986.

Carson S. Kendall

Sharon A. Kendall

STATE OF OREGON, County of Klamath) ss.

June 11

1986 personally appeared the above-named

Carson S. Kendall and Sharon A. Kendall

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

Before me:

Notary Public for Oregon
My commission expires:



- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property, or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/whole consideration." (Indicate which)

BARGAIN AND SALE DEED (INDIVIDUAL)

Mr. and Mrs. Carson S. Kendall

TO

Mr. and Mrs. Wm. J. Klein

After Recording Return to:

Mr. & Mrs. William J. Klein

600 Torero Way
Folsom, CA 95630

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M. and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

10646

EXHIBIT "A"

A piece or parcel of land situate in the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Westerly boundary of said Section 11, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein, bears North 0° 13 $\frac{1}{2}$ ' West 1662.5 feet distant and running thence South 0° 13 $\frac{1}{2}$ ' East along the said Westerly boundary of Section 11, 107.5 feet; thence North 89° 42' East 240 feet more or less to a point in the center line of the U.S. Klamath Project No. 1 C 9A Drain; thence Northerly along the center line of said drain to its intersection with the center line of a 60 foot roadway; thence South 89° 44 $\frac{1}{2}$ ' West along the center line of the said roadway 214.3 feet more or less to the point of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Denver Avenue.

ALSO EXCEPTING THEREFROM that portion lying within the right of way of Summers Lane.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of June _____ A.D., 19 86 at 11:26 o'clock A M., and duly recorded in Vol. _____ M86
of _____ Deeds on Page 10645

FEE \$14.00

Evelyn Biehn, County Clerk
By *[Signature]*