

63255

BARGAIN AND SALE DEED

Vol. 1480

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KNOW ALL MEN BY THESE PRESENTS, That JAMES M. BARNES

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GEORGE E. HAYES, hereinafter called grantor, and MILDRED L. HAYES, husband and wife

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: In the SW $\frac{1}{4}$  of Section 3, Township 41 South, Range 10 East, W.M.

Beginning at the CS 1/16 corner of Section 3; said Point marked by a railroad spike and stamped 354. Thence S 41° 49' 18" W 83.0 feet to a 5/8" iron pin; thence S 59° 18' 03" W 47.79 feet to a 5/8" iron pin; thence N 69° 23' 10" W 134.08 feet to a 5/8" iron pin; thence N 57° 40' 46" W 74.08 feet to a 5/8" iron pin, said Point being in the boundary of that certain Parcel of land deeded to James Barnes and described in Vol. 216, Page 233, Klamath County, Deed Records; thence S 89° 53' 18" E 284.52 feet more or less to the Point of beginning containing 0.32 acres more or less, all in Klamath County, Oregon

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 \$ 250.00

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 19th day of June, 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 } ss.  
The foregoing instrument was acknowledged before me this June 19, 1986, by James M. Barnes

(SEAL) Michael L. Grant  
Notary Public for Oregon  
My commission expires: 1-21-89

JAMES M. BARNES

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)

GRANTOR'S NAME AND ADDRESS  
GEORGE E. HAYES & MILDRED L. HAYES  
Rt 1 Box 644 E  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:  
After recording return to:  
PARKS & RATLIFF  
228 North 7th St.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
GEORGE E. HAYES & MILDRED L. HAYES  
Rt 1 Box 644 E  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 1st day of July, 1986, at 4:00 o'clock P.M., and recorded in book/reel/volume No. M86 on page 11572 or as fee/file/instrument/microfilm/reception No. 63255, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME  
By Pam Smith TITLE  
Deputy

Fee: \$10.00

SPACE RESERVED FOR RECORDER'S USE