

66645

BARGAIN AND SALE DEED

Vol. 1780

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

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 marking 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 1/2 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 1/2 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 1/2 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 1/2 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 adjacent to but westerly of said easterly line of the westerly half of Lot 67 of Fair Acres No. 1.

RESERVING A LIFE ESTATE TO GRANIOR FOR THE LIFE OF GRANIOR

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 2nd day of October, 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,

(ORS 194.570)

County of KLAMATH } ss.

The foregoing instrument was acknowledged before me this October 2, 1986, by ELDON R. BARRON

5619 Shasta Way
Klamath Falls, OR 97603

NOTARY PUBLIC-OREGON

My Commission Expires: 3-15-89

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)

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of October, 1986, at 9:44 o'clock A.M., and recorded in book/reel/volume No. 1780 on page 17941 or as fee/file/instrument/microfilm/reception No. 66645, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Ann Smith Deputy

Fee: \$10.00