

67434

BARGAIN AND SALE DEED

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19329

KNOW ALL MEN BY THESE PRESENTS, That FRED N. KOHLER

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FRED N. KOHLER, LOWELL E. KOHLER, and ELIZABETH A. KOHLER, as Joint Tenants with the right of survivorship, hereinafter called grantees, 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:

Beginning at a point on the west section line of Section 35 Twp. 38 S. R. 9 E.W.M. which lies N 0 deg. 12' E a distance of 666.5 feet from the iron pin which marks the SW corner of said Sec. 35 and which point is also the southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Sec. 35 and running thence:- Continuing N 0 deg. 12' E along said above mentioned west section line of section 35 a distance of 133.3 feet to a point; thence N 89 deg. 58' E a distance of 344.0 feet to the westerly boundary of Empire Tracts; thence S 0 deg. 15' W along the said westerly boundary of Empire Tracts a distance of 133.2 feet to the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 35 and which point is also the southwesterly corner of Empire Tracts; thence S 89 deg. 57' W a distance of 343.8 feet more or less to the point of beginning, said tract continuing 1.05 acres more or less situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35 Twp. 38 S. R. 9 E.W.M.

There is reserved however a strip of land 30 feet wide along the west side of the above described tract for road purposes and also the irrigation and drainage ditches now upon and across the said tract are reserved for the beneficial use of this tract and the adjoining lands which now have the use thereof.

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 \$0.00. (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 14th 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY 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

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this October 14, 1986, by FRED N. KOHLER

The foregoing instrument was acknowledged before me this 19, by president, and by secretary of

NOTARY PUBLIC My commission expires: 11-3-86

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

FRED N. KOHLER

GRANTOR'S NAME AND ADDRESS

FRED N. KOHLER & LOWELL E. & ELIZABETH A. KOHLER

GRANTEE'S NAME AND ADDRESS

ZAMSKY & BELCHER

601 Main Street Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Zamsky & Belcher 601 Main St., Suite 204 Klamath Falls, Oregon

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of October, 1986, at 3:27 o'clock P.M., and recorded in book/reel/volume No. 386 on page 19329 or as fee/title/instrument/microfilm/reception No. 67434, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deputy

Fee: \$10.00

10-22-86