

70103

MTC  
1396-934

Vol. M87 Page 00166

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that RUBY M. ROYCE, formerly known as RUBY M. BACHTELL, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey unto RUBY M. ROYCE, DARRELL L. WRIGHT and GLEN E. WRIGHT, not as tenants in common but with the right of survivorship hereinafter called Grantees, and unto grantees' 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:

SEE ATTACHED LEGAL DESCRIPTION

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 \$ -0-. Actual consideration is other than money.

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.

DATED this 18 day of December, 1986.

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.

Ruby M Royce  
RUBY M. ROYCE

STATE OF Oregon  
County of Klamath

Personally appeared the above named RUBY M. ROYCE and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, [Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-27-90

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the \_\_\_ day of \_\_\_\_\_, 19\_\_\_, at \_\_\_\_\_ o'clock \_\_\_ M., and recorded in book reel/ volume no. \_\_\_\_\_, on page \_\_\_\_\_ or as fee/file/instrument/microfilm reception no. \_\_\_\_\_, Record of Deeds of said County.

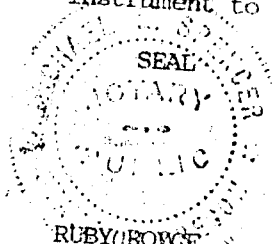
Witness my hand and seal of County affixed.

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_

After recording return to:  
Osborne, Spencer & Wogan  
439 Pine Street  
Klamath Falls, OR 97601

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
RUBY ROYCE  
2449 Wiard Street  
Klamath Falls, OR 97603

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RUBY(ROYCE  
2449 Wiard Street  
Klamath Falls, OR 97603  
GRANTOR

RUBY ROYCE  
2449 Wiard Street  
Klamath Falls, OR 97603  
GRANTEE

00167

DESCRIPTION

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That part of Tract No. 1 of KIELSMEIR ACRE TRACTS described as follows:

Beginning 30 feet South and 20 feet East of the center of said Section 2; thence East along the South line of the Lakeview Highway, 162.5 feet; thence South and at right angles to said Highway line 570 feet; this said last mentioned point being the point of beginning of the boundaries of the tract to be conveyed under this deed; thence continuing South 70 feet to a point; thence running Westerly and parallel to said Highway line 162.5 feet to a point; thence running Northerly and at right angles to said Highway line 70 feet to a point; thence running Easterly and parallel to said Highway line 162 feet to the said point of beginning.

The above tract includes an easement for roadway purposes over a strip of land 20 feet wide measured on the Highway and lying West of and adjacent to the land herein described, said strip being further described as adjoining the roadway reserved in the plat of Glenger's Tract as filed in Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 5th day  
of January A.D., 19 87 at 3:17 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 166

FEE \$14.00

Evelyn Biehm, County Clerk  
By Ann Smith