

OK

70341

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That

WILBUR WAYNE KEEFER

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

GARY WAYNE KEEFER

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 tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 36 South, Range 6 East of the Williamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0°36' West a distance of 669.40 feet and South 89°24' West a distance of 460.0 feet from the center quarter corner of said Section 10; thence North 0°36' East a distance of 247.0 feet to an iron pin; thence South 89°24' West a distance of 50.0 feet to an iron pin; thence North 0°36' East a distance of 99.2 feet to an iron pin on the South line of "A" Street frontier tracts; thence South 89°17' West along the South line of said "A" Street, a distance of 190.0 feet to an iron pin; thence South 0°36' West a distance of 158.2 feet; thence South 80°46' West a distance of 275.7 feet to the East line of State Highway #421; thence South 3°07' East along said East line a distance of 146.8 feet to an iron pin on the South line of FRONTIER TRACTS; thence North 89°24' East along said South line a distance of 518.93 feet; more or less, to the point of beginning.

EXCEPTING THEREFROM, the parcel deed to Harry R. Waggoner by deed book 358, page 306.

RESERVING THEREFROM, a 20-foot roadway easement over the North side of West portion, including the terms and provisions thereof, as set forth in deed records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ love and affection.

However, the grantor hereby certifies that the above consideration is the true and actual consideration paid for this transfer, and that the same is not a loan or advance of money, and that the same is not to be repaid or returned in any form or manner, and that the same is not to be used for any purpose other than the purchase of the property herein described.

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 13 day of January 13, 1987; 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.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me this January 13, 1987, by

WILBUR WAYNE KEEFER

(SEAL) *Camille Kueger*
Notary Public for Oregon
My commission expires 7-22-88

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

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

Wilbur Wayne Keefer

Rt. 3, Box 345

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Gary Wayne Keefer

Rt. 3, Box 345

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gary Wayne Keefer

Rt. 3, Box 345

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Gary Wayne Keefer

Rt. 3, Box 345

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

)ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of January, 1987, at 2:55 o'clock P.M., and recorded in book/reel/volume No. 187 on page 576 or as fee/file/instrument/microfilm/reception No. 70341, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Berneth A. Detrich* Deputy

Fee \$10.00

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