

OK 73751

BARGAIN AND SALE DEED

Vol. 1881 Page 6795

KNOW ALL MEN BY THESE PRESENTS, That LARRY J. SULLIVAN and MARY M. SULLIVAN, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERTA R. SAMSEL 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 the Southeast 1/4 Southeast 1/4 of Section 8, Township 40 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at 1/2 inch iron pin South 0°30' East 2011.73 feet from 1/2 inch iron pin found in mound of rocks for the Northeast corner of South-east 1/4 of Section 8 to true point of beginning, thence South 0°30' East 670.57 feet to a 5/8 inch iron pin set by corner post of East West fence line or Southeast corner of Section 8; thence South 89°57'30" West 330.00 feet along old East West Line Fence to 1/2 inch iron pin; thence North 0°30' West 670.66 feet to 1/2 inch iron pin, thence North 89°58'30" East 330.00 feet to point of beginning.

** The consideration is in cancellation of all sums due and owing as evidenced by promissory note date the 18th day of May, 1981, signed by Larry J. Sullivan and Mary M. Sullivan in favor of Frank E. Samsel, which promissory note was assigned to Roberta E. Samsel and which note is the subject of complaint filed in the Circuit Court, State of Oregon, County of Klamath, Case No. 86-259 CV, and the subject of a judgment entered the 23d day of November, 1986, in the above case against Larry J. Sullivan and Mary M. Sullivan.

(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 \$ ** see above.

However, the actual consideration consists of or includes other property or value given or promised which 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 26th day of November, 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.)

(ORS 194.570)

STATE OF OREGON,

County of Multnomah ss.

The foregoing instrument was acknowledged before me this 26th day of November, 1986, by

Larry J. Sullivan and Mary M. Sullivan, husband and wife,

(SEAL) Notary Public for Oregon

My commission expires: Dec 21, 1989

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Nat. Federal St. 540 Main St. Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

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 22nd day of April, 1987, at 1:26 o'clock P. M. and recorded in book/reel/volume No. 187 on page 6795 or as fee/file/instrument/microfilm/reception No. 73751, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P. A. Smith Deputy

Fee: \$10.00