

76820

BARGAIN AND SALE DEED

STEVENS, LAW FIRM PC PORTLAND, OREGON

KNOW ALL MEN BY THESE PRESENTS, That HOMER M. HOLT Vol 1487 Page 12294

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT A. HOLT 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:

The S.W. 1/4 of Section 15, Twp. 41 S., R. 12, E.W.M., containing 10 acres more or less, less a tract of land containing approximately 0.5 acres, described as follows: Beginning at an iron pin on the North boundary of the S.W. 1/4 of said Section 15, said point being South 89°46' East a distance of 200.00 feet from the North east corner of the S.W. 1/4 of said Section 15; thence South 89°46' East along said North boundary a distance of 132.00 feet to an iron pin; thence South 0°14' West parallel with the West boundary of the S.W. 1/4 of said Section 15 a distance of 165.00 feet to an iron pin; thence North 89°46' West parallel with said North boundary a distance of 132.00 feet to an iron pin; thence North 0°14' East parallel with said West boundary a distance of 165.00 feet, more or less, to the point of beginning. Subject to an access easement to said abovesubscribed 0.5 acre parcel described as follows: A strip of land 30 feet in width for access easement purposes, said strip of land being situated in the S.W. 1/4 of Section 15, Twp. 41 S., R. 12, E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the Northwest corner of the S.W. 1/4 of said Section 15; thence South 89°46' East along the North boundary of the S.W. 1/4 of said Section 15, a distance of 200.00 feet to an iron pin; thence South 0°14' West parallel with the West boundary of the S.W. 1/4 of said Section 15 a distance of 30.00 feet; thence North 89°46' West parallel with said North boundary a distance of 200.00 feet to the West boundary of the S.W. 1/4 of said Section 15; thence North 0°14' East along said West boundary a distance of 30.00 feet, more or less, to the point of beginning.

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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. 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 3rd day of July, 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.)

STATE OF OREGON, County of Klamath } ss. The foregoing instrument was acknowledged before me this July, 1987, by HOMER M. HOLT. Notary Public for Oregon. My commission expires: 3/15/88

STATE OF OREGON, County of } ss. The foregoing instrument was acknowledged before me this 19, by president, and by secretary of corporation, on behalf of the corporation. Notary Public for Oregon. My commission expires: (SEAL) (If executed by a corporation, affix corporate seal)

HOMER M. HOLT GRANTOR'S NAME AND ADDRESS ROBERT A. HOLT GRANTEE'S NAME AND ADDRESS Proctor & Fairclo 280 Main Street Klamath Falls, OR 97601 NAME ADDRESS ZIP Until a change is requested all tax statements shall be sent to the following address.

STATE OF OREGON, County of Klamath } ss. I certify that the within instrument was received for record on the 13th day of July, 1987, at 2:07 o'clock P. M., and recorded in book/reel/volume No. M87 on page 12294 or as tes/file/instrument/microfilm/reception No. 76820 Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk By Pam Smith Deputy