

76821

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That HOMER M. HOLT

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

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 S $\frac{1}{2}$  N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  Section 15, Tp. 41 S., R. 12 E., W. 4 N., Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North boundary of the S $\frac{1}{2}$  N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 15, said point being S. 89°46' E. a distance of 200.00 feet from the Northwest corner of the S $\frac{1}{2}$  N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 15; thence S. 89°46' E. along said North boundary a distance of 172.00 feet to an iron pin; thence S. 0°14' N. parallel with the West boundary of the S $\frac{1}{2}$  N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 15 a distance of 165.00 feet to an iron pin; thence N. 89°46' W. parallel with said North boundary a distance of 132.00 feet to an iron pin; thence N. 0°14' E. parallel with said West boundary a distance of 165.00 feet, more or less, to the point of beginning.

The above described tract of land contains 0.5 acres, more or less.

Together with an access easement described as follows:

A strip of land 30 feet in width for access easement purposes, said strip of land being situated in the S $\frac{1}{2}$  N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 15, Tp. 41 S., R. 12 E., W. 4 N., Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northwest corner of the S $\frac{1}{2}$  N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 15; thence S. 89°46' E. along the North boundary of the S $\frac{1}{2}$  N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 15 a distance of 200.00 feet to an iron pin; thence S. 0°14' N. parallel with the West boundary of the S $\frac{1}{2}$  N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 15 a distance of 30.00 feet; thence N. 89°46' W. parallel with said North boundary a distance of 200.00 feet to the West boundary of the S $\frac{1}{2}$  N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 15; thence N. 0°14' E. along said West boundary a distance of 30.00 feet, more or less, to the point of beginning.

(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

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 3<sup>rd</sup> 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

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of July, 1987, by HOMER M. HOLT

HOMER M. HOLT

*[Signature]*

Notary Public for Oregon

(SEAL)

My commission expires: 3/15/88

(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of July, 1987, by

president, and by

secretary of

a 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

After recording return to:

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.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13<sup>th</sup> day of July, 1987, at 2:07 o'clock P.M., and recorded in book/reel/volume No. M87 on page 12295 or as fee/file/instrument/microfilm/reception No. 76821, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$10.00

By *[Signature]* Deputy