

OK

77359

BARGAIN AND SALE DEED

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13270

STEVENS-NESS LAW FIRM, P.C., PORTLAND, OR 97204

KNOW ALL MEN BY THESE PRESENTS, That SYLVIA HESSELGRAVE

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LARRY E. BOWMAN and SUZANNE L. BOWMAN, husband and wife 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:

That part of the NE 1/4 SE 1/4 of Section Twenty-six (26), Township Twenty-three (23) South, Range Nine (9), E. W. M., described as:

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4), thence Southerly along the westerly boundary a distance of 540 feet, thence East a distance of 333.4 feet to the point of beginning, thence continuing East a distance of 216.8 feet; thence South a distance of 175 feet; thence West a distance of 216.8 feet; thence North a distance of 175 feet to the point of beginning.

SUBJECT, however, to an easement over, upon and across the Easterly 50 feet of said property as reserved in that certain deed to the grantors dated July 8, 1969, and recorded August 19, 1969 in Volume M-69, Page 7201, of the Deed Record of said County.

The above description is identified in the GERHART PLAT as part of Lot #11.-----

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 \$ 500.00

~~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 6th 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,

(ORS 194.570)

County of Polk } ss.

The foregoing instrument was acknowledged before me this July 6, 1987, by

Sylvia Hesselgrave

Notary Public for Oregon

My commission expires: 5-28-89

STATE OF OREGON, County of Polk } 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

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

Sylvia Hesselgrave
1129 SE Jefferson #3
Dallas, Oregon 97338

GRANTOR'S NAME AND ADDRESS

Larry E. and Suzanne L. Bowman
277 SE Birchwood
Dallas, Oregon 97338

GRANTEE'S NAME AND ADDRESS

Larry E. and Suzanne L. Bowman
277 SE Birchwood
Dallas, Oregon 97338

NAME, ADDRESS, ZIP

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

Larry E. and Suzanne L. Bowman
277 SE Birchwood
Dallas, Oregon 97338

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 24th day of July, 1987, at 2:06 o'clock P.M., and recorded in book/reel/volume No. M87 on page 13270 or as fee/tile/instrument/microfilm/reception No. 77359, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Blair Smith* Deputy

Fee: \$10.00

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