

80676

BARGAIN AND SALE DEED

Vol. 1797 Page 18990

KNOW ALL MEN BY THESE PRESENTS, That ERVIN R. BICKFORD, as to an undivided $\frac{1}{2}$ interest, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto AUDIE SOYLAND and LINDA SOYLAND, 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:

SEE LEGAL DESCRIPTION ATTACHED WHICH IS MADE A PART
HEREOF BY THIS REFERENCE

- continued on the reverse side of this deed -

(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 \$ trade.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols ①, 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 17th 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.

Ervin R. Bickford
ERVIN R. BICKFORD

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF ~~MAINE~~ MAINE

(ORS 194.570)

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

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

The foregoing instrument was acknowledged before me this 17th day of July, 1987, by

Ervin R. Bickford

(SEAL) Notary Public for Oregon
MAINE
My commission expires: 02/24/91

Ervin R. Bickford
46 Roosevelt Avenue
Waterville, Maine 04901

GRANTOR'S NAME AND ADDRESS

Linda Soyland
911 Ponderosa
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of

I certify that the within instrument was received for record on the day of 15, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

18991

SUBJECT TO:

1. Contract, including the terms and provisions thereof,
Dated: October 29, 1976
Recorded: November 4, 1976
Volume: M76, page 17586, Microfilm Records of Klamath County, Oregon
Vendor: Ernest Sessom and Doris Sessom, husband and wife
Vendee: Earle G. Milbradt and Ruth A. Milbradt, husband and wife
The Vendee's interest in said contract was assigned by instrument,
Dated: October 12, 1982
Recorded: October 15, 1982
Volume: M82, page 13764, Microfilm Records of Klamath County, Oregon
To: Audie Soyland, Linda Soyland, husband and wife, John R. Miller, and Ervin R. Bickford
Quitclaim Deed, including the terms and provisions thereof,
Dated: May 15, 1984
Recorded: May 21, 1984
Volume: M84, page 8286, Microfilm Records of Klamath County, Oregon
Grantor: Audie Soyland
Grantee: Linda Soyland
Bargain and Sale Deed, including the terms and provisions thereof,
Dated July 8, 1985
Recorded: July 16, 1985
Volume: M85, page 11170, Microfilm Records of Klamath County, Oregon
Grantor: Audie Soyland and Linda Soyland, John R. Miller, and Ervin R. Bickford
Grantee: Linda Soyland, undivided $\frac{1}{2}$ interest and Ervin R. Bickford, undivided $\frac{1}{2}$ interest
2. An easement created by instrument, including the terms and provisions thereof,
Dated: September 24, 1981
Recorded: September 24, 1981
Volume: M81, page 17088, Microfilm Records of Klamath County, Oregon
In favor of: CP National Corporation
For: 10 foot wide and 200 feet along the Southwesterly property line
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: June 8, 1983
Recorded: August 1, 1983
Amount: \$49,469.57
Grantor: Audie Soyland, Linda Soyland, John R. Miller, and Ervin R. Bickford
Trustee: Mountain Title Company, Inc.
Beneficiary: Ervin R. Bickford
4. Financing Statement,
Recorded: September 14, 1983
Volume: M83, page 15843, Microfilm Records of Klamath County, Oregon
Debtor: Audie and Linda Soyland
Creditor: CP National Corp.
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: May 11, 1984
Recorded: May 16, 1984
Volume: M84, page 8030, Microfilm Records of Klamath County, Oregon
Amount: \$12,150.00
Grantor: Audie and Linda Soyland, John R. Miller, and Ervin R. Bickford.
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings & Loan Association
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: July 25, 1984
Recorded: July 26, 1984
Volume: M84, page 12649, Microfilm Records of Klamath County, Oregon
Amount: \$15,270.00
Grantor: Audie and Linda Soyland, John R. Miller, and Ervin R. Bickford
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

7. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rules and Regulations of Northside Drainage.

The Grantee named herein agrees to assume and pay in full the Contract, Trust Deeds, and Financing Statements as described in above in #'s 1, 3, 4, 5, and 6 and further agrees to hold the Grantor harmless therefrom.

DESCRIPTION

The following described real property in Klamath County, Oregon:

PARCEL 1

Beginning at a point which lies on the Westerly right of way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1230.3 feet and North 89° 49' West a distance of 486.54 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 6° 02' West parallel to the Westerly right of way line of the Dalles-California Highway a distance of 90 feet to a point; thence North 89° 49' West parallel to the East-West quarter line a distance of 385.0 feet to a point which lies on the Easterly right of way line of the new Highway; thence in a Northwesterly direction following the Easterly right of way line of the New Highway a distance of 91.5 feet to a point; thence South 89° 49' East parallel to the East-West quarter line a distance of 403 feet more or less to the point of beginning, in the N½ of the SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 2

Beginning at a point on the Westerly right of way line of the old Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 1320.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: Continuing South 6° 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 60.3 feet to a point; thence North 89° 49' West parallel to the East-West quarter line a distance of 844 feet to a point on the Easterly right of way line of the new Dalles-California Highway; thence in a Northwesterly direction along the Easterly right of way line at the new Dalles-California Highway a distance of 61 feet to a point; thence South 89° 49' East parallel to the East-West quarter line a distance of 871.54 feet more or less to the point of beginning, in the SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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PARCEL 3

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North $89^{\circ} 49'$ West a distance of 489.5 feet and South $6^{\circ} 02'$ West along the Westerly right of way line of the Dalles-California Highway a distance of 1380.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: South $6^{\circ} 02'$ West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North $89^{\circ} 49'$ West a distance of 786.54 feet to a point which lies on the Easterly right of way line of the new highway; thence in a Northwesterly direction following Easterly right of way line of the new highway a distance of 182.98 feet to a point; thence South $89^{\circ} 49'$ East a distance of 344 feet more or less to a point of beginning, in the $S\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian,

EXCEPT THAT PORTION described as follows:

Beginning at a point in the $SE\frac{1}{4}SW\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which is North $89^{\circ} 49'$ West 489.5 feet to the Westerly right of way line of the old Dalles-California Highway; thence South $6^{\circ} 02'$ West along said highway right of way line, a distance of 1,560.6 feet, and thence North $89^{\circ} 49'$ West, 486.54 feet, from the center one-quarter corner of said Section 7, which point of beginning is the Southwest corner of a parcel of land described in a deed recorded in the Klamath County Deed Records, Volume 233 at page 170; thence North $89^{\circ} 49'$ West 299.46 feet, more or less, to the Easterly right of way line of the new Dalles-California Highway; thence North $11^{\circ} 37'$ West along said highway right of way line, a distance of one (1) foot; thence North $85^{\circ} 39'$ East 302.64 feet, to a point on the West line of that parcel of land described in a deed recorded in Klamath County Deed Records, Volume 233 at page 170; thence South $6^{\circ} 02'$ West 25 feet to the point of beginning; being a portion of the $SE\frac{1}{4}SW\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 21st day
of October A.D., 19 87 at 11:24 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 18990

Evelyn Biehn, County Clerk
By [Signature]

FEE \$25.00