

OK

81603

BARGAIN AND SALE DEED

Vol. M87 Page 20711



KNOW ALL MEN BY THESE PRESENTS, That JAMES ORVILLE HOPKINS and NEDRA M. HOPKINS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TOMMY MACK HOPKINS and PATRICIA ANN HOPKINS, 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:

The following described portion of the E½ of Section 7, and the W½ of Section 8, Township 40 South, Range 8 East of the Willamette Meridian:

Being the corner common to Sections 7, 8, 17 and 19, thence North 00 deg. 33' 06" East 404.27 feet, thence North 31 deg. 46' 25" East 282.76 feet to the true point of beginning of this description; thence North 61 deg. 49' 16" West 466.55 feet, thence North 08 deg. 11' 10" West 116.31 feet, thence North 30 deg. 51' 50" East 459.63 feet, thence North 49 deg. 58' East 315.50 feet, thence South 28 deg. 56' 44" East 514.91 feet, thence South 31 deg. 46' 25" West 567.35 feet, to the point of beginning; with the bearings based on recorded survey number 3186.

Together with that certain easement created by document dated October 6, 1987, and recorded in Volume M87, page 18233, and re-recorded on October 15, 1987, in Volume M87, page 18678.

(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 \$0. This is a gift.

~~However, the actual consideration consists of or includes other property or value given or promised which is 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 10 day of November, 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 Klamath

ss.

The foregoing instrument was acknowledged before me this 10 November 1987, by

JAMES ORVILLE HOPKINS and  
NEDRA M. HOPKINS

Notary Public for Oregon  
My commission expires: 10-3-90

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)

JAMES ORVILLE & NEDRA M. HOPKINS  
Ashland Star Route, Worden Road  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

TOMMY MACK and PATRICIA ANN HOPKINS

GRANTEE'S NAME AND ADDRESS

After recording return to:

ZAMSKY &amp; BELCHER

601 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

TOMMY MACK and PATRICIA ANN HOPKINS

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 16th day of November, 1987, at 10:53 o'clock A.M., and recorded in book/reel/volume No. M87 on page 20711 or as tee/file/instrument/microfilm/reception No. 81603, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pam Smith Deputy

Fee: \$10.00

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