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BARGAIN AND SALE DEED

Vol. 1887 Page 20930

KNOW ALL MEN BY THESE PRESENTS, That J. Bruce Owens and E. Marie Owens, Husband and Wife as to a 1/2 interest and David W. Seutter and Marjorie J. Seutter, Husband and Wife as to a 1/2 interest, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Nolan T. Arnett and Ernestine H. Arnett, 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:

REFER TO THE ATTACHED LEGAL DESCRIPTION

(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 \$... other than money.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 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,

County of Klamath } ss.

The foregoing instrument was acknowledged before me this 11/9, 1987, by J. Bruce Owens & E. Marie Owens, and Marjorie J. Seutter, individually and as attorney in fact for David W. Seutter.

Notary Public for Oregon
My commission expires: 8/16/88

(ORS 194.570)

David W. Seutter by Marjorie J. Seutter, his attorney in fact
Marjorie J. Seutter
STATE OF OREGON, County of Klamath } ss.
The foregoing instrument was acknowledged before me this 11/9, 1987, by J. Bruce Owens & E. Marie Owens, and Marjorie J. Seutter, individually and as attorney in fact for David W. Seutter.

Notary Public for Oregon
My commission expires: 8/16/88

(SEAL)
(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11/9 day of November, 1987, at 11:00 o'clock A.M., and recorded in book/reel/volume No. 1887 on page 20930 or as fee/file/instrument/microfilm/reception No. 1887-20930-1. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Deputy

GRANTOR'S NAME AND ADDRESS
Nolan T. Arnett and Ernestine H. Arnett
601 Arapahoe
Grand Junction, Colo. 81503

GRANTEE'S NAME AND ADDRESS

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

20931

A portion of Lots 7 and 8, Block 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the Southeasterly line of Erie Street North 48° 18' East 100.4 feet from the point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of the Alameda; thence North 48° 18' East along the Southeasterly line of Erie Street 38.0 feet; thence North 64° 10' East 11.7 feet also along the Southeasterly line of Erie Street; thence South 41° 42' East parallel to the Alameda 96.8 feet; thence South 48° 18' West parallel to Erie Street 50.0 feet; thence North 41° 42' West parallel to the Alameda 100 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
 of November A.D., 19 87 at 4:17 o'clock P M., and duly recorded in Vol. M87
 of Deeds on Page 20930
 FEE \$15.00
 Evelyn Biehn, County Clerk
 By [Signature]