

OK

81966

BARGAIN AND SALE DEED

Vol. 1187

Page 21356

KNOW ALL MEN BY THESE PRESENTS, That GEORGE V. DUGAN, as trustee under that certain Trust Agreement dated December 24, 1964, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JUDY K. ZAMSKY, an undivided 1/9 interest 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 ATTACHED EXHIBIT "A".

(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 \$0.00 - Distribution

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 24 day of August, 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 signor of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON, } ss.
County of Klamath }
The foregoing instrument was acknowledged before me this 24 day of August, 1987, by George V. Dugan, Trustee

George V. Dugan, Trustee
Notary Public for Oregon
(SEAL)
My commission expires: 1-25-88

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____ (SEAL)
(If executed by a corporation, affix corporate seal)

George V. Dugan, Trustee
GRANTOR'S NAME AND ADDRESS
Judy K. Zamsky
GRANTEE'S NAME AND ADDRESS
After recording return to:
Zamsky & Belcher
601 Main St #201
KFO-
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____ }
I certify that the within instrument was received for record on the _____ day of _____, 19____, 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

EXHIBIT "A"

21357

The following described property in Klamath County, Oregon:

PARCEL I

Lots 19D, 20A, 20B, 20C, 20D and 20E, in Block 5 of RAILROAD ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Exceptions and reservations appearing in a deed from Great Northern Railway Company, a Minnesota Corporation, grantor, to Dugan-Mest Chevrolet Company, grantee. Said deed being dated June 14, 1963 and recorded in Volume 346 of the Deed records of Klamath County, Oregon at page 215.

PARCEL II

Lots 5 to 16 inclusive in Block 3 and Lots 4 to 11 inclusive in Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon, and also the vacated alley through Block 4 of said HOLLISTER ADDITION; and

Also, that portion of Block 15 of RAILROAD ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the latest recorded plat thereof lying between the Southeasterly extension of the Northeasterly line of Seventh Street and the Northeasterly extension of the Northwestern line of Lot 10 of Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, being a strip of land one foot in width and 142 feet, more or less in length; and

Also, that portion of Block 15 of RAILROAD ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the latest recorded plat thereof lying between the Northeasterly extension of the Southeasterly line and the Southeasterly extension of the Northeasterly line of Lot 4 of Block 4 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, being a strip of land one foot in width and 27 feet, more or less, in length; and

Also, that portion of vacated Willow Avenue lying between Blocks 3 and 4 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon, and described as follows: Beginning at the intersection of the Northwesterly line of Willow Avenue with the Northeasterly line of Seventh Street; thence Northerly along the Northwesterly line of Willow Avenue, a distance of 156 feet to the Northeasterly corner of Lot 16, Block 3, HOLLISTER ADDITION; thence, Southeasterly at right angles to Willow Avenue, a distance of 70.0 feet to the Northwesterly corner of Lot 4, Block 4 of HOLLISTER ADDITION; thence Southwesterly along the Southeasterly line of Willow Avenue, a distance of 156 feet to the Northeasterly line of Seventh Street; thence, Northwesterly along the Northeasterly line of Seventh Street, a distance of 70.0 feet to the point of beginning.

PARCEL III

Lots 17, 18, 19, and 20 in Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, according to the official records thereof on file in Klamath County, Oregon and also the Northwesterly 35 feet of vacated Willow Avenue adjacent to said Lots 17, 18, 19 and 20 Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Klamath County, Oregon.

PARCEL IV

The Southeasterly 35 feet of vacated Willow Avenue, adjacent to Lots 1, 2 and 3 Block 4, HOLLISTER ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

PARCEL V

Lot 1 in Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Agreement, including the terms and provisions thereof, between A. A. Bellman and Anna Bellman, husband and wife, and the Oregon, California and Eastern Railway Company, a corporation, dated October 30, 1923, recorded November 17, 1923, in Deed Vol. 63 page 162, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Zamsky & Belcher, Attorneys at Law the 27th day
of November A.D. 19 87 at 8:33 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 21356

FEE \$20.00

Evelyn Biehn, County Clerk
By Ram Smith