

86493

BARGAIN AND SALE DEED

Vol. 1788 Page 6181

KNOW ALL MEN BY THESE PRESENTS, That Wilbur Wayne Keefer and Gary Wayne Keefer

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Carter-Jones Collection Service, Inc., hereinafter called grantor,

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: A tract of land situated in the

County, Oregon, more particularly described as follows: beginning at an iron pin at the

Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0°36' West a distance

of 669.40 feet and South 89°24' West a distance of 460.0 feet from the center quarter

corner of said Section 10; thence North 0°36' East a distance of 247.0 feet to an iron

pin; thence South 89°24' West a distance of 50.0 feet to an iron pin; thence North

0°36' East a distance of 99.2 feet to an iron pin on the South line of "A" Street, a distance of

190.0 feet to an iron pin; thence South 0°36' West a distance of 158.2 feet; thence South

80°46' West a distance of 275.7 feet to the East line of State Highway #421; thence

South 3°07' East along said East line a distance of 145.8 feet to an iron pin on the South

line of FRONTIER TRACTS: thence North 89°24' East along said South line a distance of

518.93 feet; more or less, to the point of beginning.

EXCEPTING THEREFROM the parcel deed to Harry R. Waggoner by deed book 358, page 306.

RESERVING THEREFROM, a 20-foot roadway easement over the North side of West Portion,

including the terms and provisions thereof, as set forth in deed records of Klamath

County, Oregon.

***Compliance with Stipulation entered in Klamath County Circuit Court Case No. 87-33CV

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 \$ *** above.

However, the actual consideration consists of or includes other property or value given or promised which is

the whole 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 day of 19

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.

WILBUR WAYNE KEEFER
GARY WAYNE KEEFER

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath ss.
1988

STATE OF OREGON, County of ss.
19

Personally appeared and

each for himself and not one for the other, did say that the former is the

and that the seal affixed to the foregoing instrument is the corporate seal

and that said corporation and that said instrument was signed and sealed in be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

Personally appeared the above named
Wilbur Wayne Keefer and
Gary Wayne Keefer
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 11-8-89

WILBUR WAYNE KEEFER
GARY WAYNE KEEFER
GRANTOR'S NAME AND ADDRESS
CARTER-JONES COLLECTION SERVICE, INC.
1143 Pine Street
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:
Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Grantee
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.
I certify that the within instru-
ment was received for record on the
19th day of April, 1988,
at 4:02 o'clock P.M., and recorded
in book/reel/volume No. M88 on
page 6181 or as document/fee/file/
instrument/microfilm No. 86493,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.
Evelyn Biehn, County Clerk
NAME
TITLE
Fee \$10.00

SPACE RESERVED
FOR
RECORDER'S USE