

OK

BARGAIN AND SALE DEED

Vol. 1488 Page 7405



KNOW ALL MEN BY THESE PRESENTS, That Faye E. McDowell and Colleen F. McDowell, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael A. Abts, a single man, 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 property commonly known as 4230 Frieda, Klamath Falls, Oregon, 97603. Complete legal description of said property is contained in the contract recorded in volume M82, page 10793 Microfilm Records of Klamath County, Oregon.

The intent of this Deed is to extinguish the contract recorded in Volume M82 Page 10793 Microfilm Records of Klamath County, Oregon.

## Legal description:

A portion of Tract 8 of EMPIRE TRACTS and a portion of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Tract 8 of Empire Tracts; thence North 89 degrees 59' East 171.0 feet to the true point of beginning of this description; thence North 0 degrees 15' East 66.3 feet; thence North 89 degrees 59' East 73.0 feet; thence South 0 degrees 15' West 81.3 feet; thence South 89 degrees 59' West 73.0 feet; thence North 0 degrees 15' East, 15 feet more or less to the point of beginning.

Tax Account No. 3809-35CC-1600

(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 \$ convey title.

~~On the day of the consideration of 66.3 feet of the north line of the property of the grantor, 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 11th day of May, 1988; 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.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

} ss.

The foregoing instrument was acknowledged before me this 5-11, 1988, by Faye E. McDowell & Colleen

F. McDowell

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

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)

Faye E. McDowell and Colleen F. McDowell

2237 Hope St.  
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

Michael A. Abts

1622 Madison - Space #14  
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael A Abts

1622 Madison - Space #14  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Michael A Abts

1622 Madison - Space #14  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11 day of May, 1988, at 3:03 o'clock P.M., and recorded in book/reel/volume No. M88 on page 7405 or as fee/file/instrument/microfilm/reception No. 87210, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernetha A. Hellock Deputy

Fee \$ 10.00

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