

OK

87299

BARGAIN AND SALE DEED

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7559



KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH H. HYDE

, hereinafter called grantor,

BERNARD L.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SIMONSEN and RHEA E. SIMONSEN TRES SIMONSEN FAMILY TRUST DATED 3-20-86

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 INTENT OF THIS DEED IS TO TERMINATE THOSE EASEMENTS RECORDED ON 1-30-81, in Book M81 page 1455, and ON 1-20-82, in Book M82 at page 809, Klamath County Official Records, and worded as follows: "An easement in favor of Grantor and Grantor's heirs, successors and assigns over the existing roadway for any and all purposes as may be desired from time to time by Grantor and Grantor's heirs, successors and assigns; the costs of repairing and maintaining the existing roadway in its present condition shall be borne equally by the parties. Before repairs are undertaken which are to be borne as aforesaid, the parties shall first agree upon the nature, time, and extent of such maintenance and repairs. The use by each party of said roadway as above set forth shall be at the risk of each of the parties" affects the document recorded in Book M81 at page 1455, on January 30, 1981. AND, "Reserving however unto Grantors easements 60 feet in width, the centerline of which are the centerlines of the existing roads beginning as one road at the NW corner of said Section 4, and running in a generally Southerly direction to a junction wherein one of said roads travels to property retained by Grantors near the center of said Section 4, the other branch of which road continues above the Dennis Ditch to Section 3 for the purpose of ingress and egress, by Grantor and Grantee, heirs, successors and assigns to Grantors property in Section 3 and 4, Township 36 S, Range 14, East of the Willamette Meridian." affects the document recorded in Book M82 at page 809, on January 20, 1982.

(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 \$to terminate easements

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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.

Elizabeth H. Hyde

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

The foregoing instrument was acknowledged before me this 12th day of May, 1988, by

Elizabeth H. Hyde

(SEAL)

My commission expires:

Notary Public for Oregon

STATE OF OREGON, County of ss.

The foregoing instrument was acknowledged before me this

1988, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

(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 13th day of May, 1988, at 4:07 o'clock P.M., and recorded in book/reel/volume No. M88 on page 7559 or as fee/file/instrument/microfilm/reception No. 87299, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bernetha H. Bloch Deputy

Fee \$10.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
6847 Alta Vista
Rancho Palos Verdes, CA 90274

NAME, ADDRESS, ZIP

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

Grantee
As Above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE