

BARGAIN AND SALE DEED

Vol. 178 Page 7604

KNOW ALL MEN BY THESE PRESENTS, That Harold R. Sensenbach and Wilma A.

Sensenbach husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ernest E. Wiseman and Grace L. Wiseman 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: A tract of land situated in Government Lot 16, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the South line of said Government Lot 16, said point situated North 89° 43' 34" West a distance of 1188.84 feet from the East 1/4 corner of said Section 34, marked by a brass capped monument; thence Northeasterly along the Northwestern right of way line of the Southern Pacific Railroad 250 feet, more or less; thence North 68° 44' 24" West a distance of 4 feet, more or less to a 5/8 inch iron pin situated North 25° 57' 27" East 250.00 feet from the point of beginning; thence continuing North 68° 44' 24" West 371.60 feet to a 5/8 inch iron pin on the Easterly bank of Williamson River; thence continuing North 68° 44' 24" West to the thread of said river; thence Southwesterly along the thread of said river to the point of intersection with the Northerly line of the Second Addition to Chiloquin extended Westerly; thence South 62° 57' 35" East to a 5/8 inch iron pin on the Easterly bank of said river and the Northerly line of the Second Addition to Chiloquin; thence continuing along said Northerly line: South 62° 57' 25" East 42.14 feet to a 5/8 inch iron pin on the South line of said Government Lot 16; thence South 89° 43' 34" East 14.40 feet to the point of beginning, with the bearings based on recorded survey No. 1516, as recorded in the Klamath County Surveyor's Office. Continued on back side.

(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 \$6,203.29

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ⓪, 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 13th day of Feb., 1974; 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.

(If executed by a corporation, affix corporate seal)

X Harold R. Sensenbach
X Wilma A. Sensenbach

STATE OF OREGON,

County of Klamath } ss.

Feb. 13, 1974

Personally appeared the above named Harold & Wilma Sensenbach and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: Aug. 9, 1977

STATE OF OREGON, County of Klamath } ss.

Feb. 13, 1974

Personally appeared

and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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:

(SEAL)

Harold R. Sensenbach & Wilma A. Sensenbach
3919 Pine Grove Road
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Ernest E. Wiseman & Grace L. Wiseman
Star Route, Dairy, Oregon
97625

GRANTEE'S NAME AND ADDRESS

After recording return to:

ERNEST OR GRACE WISEMAN
1107 CARLSDON DR
KLAMATH FALLS, OREGON 97603

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 on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

Continued from other side;

Subject to: A 30 foot easement for ingress and egress purposes beginning at Baker Street, Southeast along the South Line of this parcel to the East Line, thence Northeast along the entire east line of this parcel.

Also Subject To: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

1973-74 taxes paid in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ of _____ May _____ A.D., 19__88 at 3:09 o'clock P M., and duly recorded in Vol. M88 of _____ Deeds on Page 7604

FEE \$15.00

Evelyn Biehn County Clerk
By *Bernetha S. Litsch*

To Have and to hold the same unto the said grantee and grantees' heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars is \$2,203.23.
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 13th day of _____ 1977.
It is 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.

STATE OF OREGON, County of _____
Personally appeared _____
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in full 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: _____
(SEAL)

STATE OF OREGON
County of _____
Personally appeared the above named _____
and acknowledged the foregoing instrument to be _____
voluntary act and deed.



STATE OF OREGON
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 _____ of page _____ or as _____
Record of Deeds of said county.
Witness my hand and seal of _____ County, attested.
Recording Officer _____
Deputy _____

NOTARY PUBLIC FOR OREGON
My commission expires: _____
Klamath Falls Oregon 97603
Evelyn Biehn
County Clerk
Klamath County, Oregon