

OK 89813

BARGAIN AND SALE DEED

Vol. m88 Page 12125

KNOW ALL MEN BY THESE PRESENTS, That SHANE NICHOLSON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LINDA B. NELSON and SUANA L. NICHOLSON, co-trustees under the terms of the testamentary*, 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:

* trust established by the Last Will and Testament of B. Marguerite Whytal, deceased, dated December 5, 1978,

A twenty-five (25) percent interest in the real property described on attached Exhibit "A,"

also known as 2126 Lakeshore Drive, Klamath Falls, Oregon

This is a corrective deed to show the interest of the above mentioned testamentary trust.

(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-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which of the foregoing is the case by checking the appropriate box) (See ORS 92-230)

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 12th day of July, 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 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 Multnomah) ss.

The foregoing instrument was acknowledged before me this July 12, 1988 by Shane Nicholson

NOTARY PUBLIC
My commission expires: 12/30/88

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)

SHANE NICHOLSON
1917 N.E. 49th Street
Vancouver, WA 98663

GRANTOR'S NAME AND ADDRESS

LINDA B. NELSON and SUANA L. NICHOLSON
Co-trustees
30737 S.E. Waybill Rd., Boring OR 97009

GRANTEE'S NAME AND ADDRESS

After recording return to:
Linda B. Nelson & Suana L. Nicholson
30737 S.E. Waybill Rd.
Boring OR 97009

NAME, ADDRESS, ZIP

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

Linda B. Nelson & Suana L. Nicholson
30737 S.E. Waybill Rd.
Boring OR 97009

NAME, ADDRESS, ZIP

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.

By Deputy

2126 Lakeshore Dr.
Klamath Falls, Or.

12126

DESCRIPTION

EXHIBIT A

PARCEL 1:

Beginning at the most Westerly corner of a parcel of land conveyed by Kincaid to Lillard as described in a deed recorded in Klamath County Deed Records, Volume 114 page 586, which point of beginning, is on the Northerly right of way line of Lakeshore Drive and is South 75°29' East a distance of 118.42 feet from the most Northerly corner of Lot 26 in Ouse Kila Homesites, thence South 45°03' East a distance of 36.78 feet; thence Southeasterly along the arc of a curve which designates the Northerly right of way line of said Lakeshore Drive, whose radius is 380.9 feet in length, a distance of 163.22 feet; thence North 25°0' East a distance of 200 feet, more or less, to the shore-line of Upper Klamath Lake; thence Westerly along said shore-line a distance of 150 feet, more or less, to a point which is North 48°43' East from the point of beginning; thence South 48°43' West a distance of 136 feet, more or less, to the point of beginning, being a parcel of land in the NE¼NE¼ of Section 26, Township 38 South, Range 8 East of the Willamette Meridian.

PARCEL 2:

Beginning at a point on the East right of way line of Secondary Highway No. 421 which lies North 89°59' East (this bearing is South 89°57' East in Lakewood Heights) a distance of 1375.08 feet and South 44°08' East along the East right of way line of the Highway a distance of 78.29 feet from the iron pin which marks the quarter section corner common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, (note this point of beginning marks the most Westerly corner of the tract described on page 531, Volume 164, Deed records of Klamath County, Oregon) and running thence North 48°43' East along the Northwesterly line of the above noted tract a distance of 138.5 feet to a point on the shore line of Upper Klamath Lake; thence North 66°17' West along the shore line of Upper Klamath Lake a distance of 12.76 feet to an iron pin; thence South 43°45' West a distance of 133.6 feet, more or less, to the point of beginning, said parcel being in Section 23, Township 38 South, Range 8 East of the Willamette Meridian and Section 26, Township 38 South, Range 8 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of July A.D., 19 88 at 9:18 o'clock A.M., and duly recorded in Vol. M88
of Deeds on Page 12125

FEE \$13.00

Evelyn Biehn, County Clerk

By Dorinda Mulder