

92469

BARGAIN AND SALE DEED

Vol. 388 Page 16996

KNOW ALL MEN BY THESE PRESENTS, That Harold Eugene Runnels and Sherri Aberin

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto, hereinafter called grantor, formerly Gladys Runnels, 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 Oregon, State of Oregon, described as follows, to-wit: The Southerly 330 feet of the SE 1/4 NW 1/4 and the Southerly 330 feet of the SW 1/4 NE 1/4 all in Section 10 Township 36 South, Range 6 E.W.M.,

A tract of land situated in the NW 1/4 of Section 10 Twp. 36 S.R. 6 E.W.M., more particularly described as follows: Beginning at an iron pin on the Easterly boundary of the Klamath Falls-Rocky Point Highway, said point being North 20°53' West along said boundary a distance of 226.9 feet from the Northwest corner of Lot 26 Frontier Tracts; thence North 89°17' East parallel with the North boundary of said Lot 26 a distance of 138.6 feet to an iron pin; thence North 0°25' East a distance of 114.58 feet to an iron pin; thence South 89°16' West a distance of 181.9 feet to an iron pin on the Easterly boundary of said highway; thence South 20°53' East along the Easterly boundary of said highway to the point of beginning.

A piece or parcel of land lying in the SE 1/4 of Section 10 Twp. 36 S.R. 6 E.W.M., more particularly described as follows: Beginning at a point from which the East quarter corner of said Section 10 bears North 89°17' East a distance of 9.25 chains; thence from said point of beginning South 57°43' West 30.24 chains to a point; thence South 68°39' West 6 chains to a point; thence North 37° East 17.93 chains to a point; thence North 89°17' East 30.96 chains to the point of beginning. SAVING AND EXCEPTING THEREFROM those portions heretofore conveyed by Ben and Gladys Runnels to other parties.

A parcel of land situate in the NW SE of Section 10 Township 36 South, Range 6 E.W.M. more particularly described as follows: Beginning at the Northwest corner of that certain parcel of land conveyed to State of Oregon, by and through its State Game Commission, recorded December 18, 1963,

CONTINUED ON REVERSE
(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 \$ NONE.

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 ©, 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 15 day of September, 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 Lane } ss.

The foregoing instrument was acknowledged before me this September 19, 1988, by Harold Eugene Runnels

Connie M. Perry
Notary Public for Oregon

(SEAL)

My commission expires: 4-6-91

STATE OF OREGON, County of Klamath } ss.

Oct. The foregoing instrument was acknowledged before me this
Sept. 6, 1988, by Sherri Aberin

president, and by

secretary of

Harold Eugene Runnels
Harold E.P.
Sherri Aberin
corporate, on behalf of the corporation

Glenda J. Hardin
Notary Public for Oregon

My commission expires: 10-2-90

(SEAL)
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gladys Thompson
HC 34, Box 60
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

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.

NAME

TITLE

By Deputy

20 C H 01 120 88
98 OCT 10 PM 3 02

16997

DESCRIPTION OF PROPERTY continued.

Vol. 349, page 661, Deed Records of Klamath County, Oregon; thence North 32°17' West along the extension of the West line of said parcel of land a distance of 30 feet to a point; thence South 57°43' West to an intersection with the North line of that certain parcel of land conveyed to Marvin G. Bresleret ux., by deed recorded May 31, 1979, Vol. M79, page 12560, Deed Records of Klamath County, Oregon, and the true point of beginning of the parcel conveyed herein; thence continuing South 57°43' West to the West line of said Bresleret parcel; thence North along the West line of said Bresleret parcel to the Northwest corner thereof; thence East along the North line of said Bresleret parcel to the point of beginning.

TOGETHER WITH any and all easements appurtenant to any of the above described parcels.

SUBJECT TO easements and rights of way of record and apparent on the land, to building and use restrictions of record, and a mortgage to Klamath First Federal Savings and Loan Association covering the property described in the first paragraph above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Gladys Thompson the 10th day of Oct. 1988 at 3:02 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 16996.

Evelyn Biehn County Clerk

By Pauline Murlender

FEE \$13.00

Handwritten notes and stamps on the back of the deed, including "RECORDED" and "INDEXED" stamps, and a large handwritten "16996" in the center.

13.00