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96642

BARGAIN AND SALE DEED

Vol. m89 Page 2046KNOW ALL MEN BY THESE PRESENTS, That Harold W. Dearbornfor the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Burton E. Gray and Thelma Jean Grayhereinafter 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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

(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 consideration (indicate which). (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 1st day of February 1989; 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 February 1, 19 89, by Harold W. DearbornHarold W. Dearborn

Notary Public for Oregon

My commission expires: 4/29/92

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)

Harold W. Dearborn2972 So. 6th St.Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

Burton E. Gray & Thelma Jean Gray2359 Marina Dr. Klamath Falls, Ore

GRANTEE'S NAME AND ADDRESS

After recording return to:

HAROLD W. DEARBORN2972 So. 6th St.KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

BURTON E. GRAY & THELMA JEAN GRAY2359 MARINA DR.KLAMATH FALLS, OREGON 97603

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/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

'89 FEB 1 PM 3 16

Beginning at an iron pin on the Northerly right of way of the Dalles-California Highway which lies South 88°59' West along the East-West quarter line a distance of 111.83 feet and North 0°54' West a distance of 30 feet from the iron point in the Center of the above mentioned Highway which marks the center of Section 2 Township 39 S.R. 9 E.W.M. in Klamath County, Oregon, and running thence: Continuing North 0°54' West along a line which passes through the center of the 8 inch tile wall of Robinson's Grocery, a distance of 140 feet to an iron pin; thence south 88°59' West a distance of 74.9 feet to an old pin which was set in 1937; thence South 0°34' East a distance of 140 feet to a point which lies on the above mentioned highway's North right of way line 30 feet North at right angles from its center; thence North 88°59' East along the said Northerly right of way line a distance of 75.71 feet, more or less, in the SE 1/4 NW 1/4 Section 2 Township 39 S.R. 9 E.W.M. in Klamath County, Oregon.

Savings and excepting therefrom that portion conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded June 19, 1964, Deed Vol. 354, page 6, records of Klamath County, Oregon.

A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Harold W. Dearborn the 1st day
of Feb. A.D., 1989 at 3:16 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 2046

FEE \$13.00

Evelyn Biehn County Clerk

By Caroline Mullendore