

97938

BARGAIN AND SALE DEED

Vol. 289 Page 4161

KNOW ALL MEN BY THESE PRESENTS, That ALROOK, a co-partnership, consisting of MARTIN D. ALTER and DONNA L. MODEN, formerly known as DONNA L. BOOKSTOOP, hereinafter called grantor, unmarried man, does hereby grant, bargain, sell and convey unto JESSE WEIGEL, an 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 State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 300,518.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of March, 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.)

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me this 2nd day of March, 1989, by Martin D. Alter, co-partner & Donna L. Moden, co-partner.

(SEAL) Notary Public for Oregon
My commission expires: 03/05/93

(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this 19, by president, and by secretary of

Notary Public for Oregon
My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

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/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

Jesse Weigel
617 Burlingame
Capitola, CA 95010

After recording return to:
Redding Title Company #888818
201 River St.
Santa Cruz, CA 95060

Until a change is requested all tax statements shall be sent to the following address.
Mr. and Mrs. Charles Gebhart
P. O. Box 1407
Gardnerville, NV 89410

NAME, ADDRESS, ZIP

SPACE RESERVED FOR
RECORDER'S USE

Order No: 20972

EXHIBIT "A"

A portion of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 1 inch axle marking the Southwesterly corner of lot 82 of Pleasant Home Tracts, a duly recorded subdivision; thence North 89 degrees 24' 30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00 degrees 35' 00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88 degrees 59' 04" East along said Northerly right of way line 102.50 feet to the true point of beginning as marked by a P-K Nail; thence continuing along said Northerly right of way line North 88 degrees 59' 04" East 142.5 feet to a 1/2 inch iron pin on the Easterly line of that parcel of land as described in Deed Volume M72, page 760. Records of Klamath County, Oregon; thence along said Easterly line North 00 degrees 35' 00" West 154.43 feet to a 5/8 inch iron pin; thence South 89 degrees 25' 00" West 142.52 feet to a 5/8 inch iron pin; thence South 00 degrees 35' 00" East 155.35 feet to the true point of beginning, with bearings based on Survey No. 1480, as recorded in the office of the Klamath County Surveyor.

Tax Account No: 3909 002BD 03800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of March A.D., 19 89 at 2:30 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 4161.
Evelyn Biehn, County Clerk
By Paula M. Anderson

FEE \$13.00