

122

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD J. SMITH

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NEAL G. BUCHANAN and YOLANDA L. BUCHANAN, HUSBAND AND WIFE, hereinafter called grantor, 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:

ALL THAT CERTAIN REAL PROPERTY DESCRIBED ON EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE HEREIN AS IF FULLY SET FORTH

89 MAY 12 PM 3 42

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 \$10,000.00
However, the actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00

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 7th day of April, 1981; 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)

STATE OF OREGON, County of Deschutes) ss.
Date: April 7, 1981

Personally appeared the above-named RICHARD J. SMITH and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
(Official Seal)
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/6/83

REGON, County of) ss.
y appeared)
and
who, being duly sworn,
If and not one for the other, did say that the former is the
president and that the latter is the
secretary of

sal affixed to the foregoing instrument is the corporate seal
ition and that said instrument was signed and sealed in be-
dged said instrument to be its voluntary act and deed.

ic for Oregon)
n expires:) (OFFICIAL SEAL)

Richard J. Smith
59665 Calgary Drive
Bend, Oregon 97701

GRANTOR'S NAME AND ADDRESS
Neal G. & Yolanda L. Buchanan
210 N. 4th St. 601 Main Suite 215
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Neal G. Buchanan
210 N. 4th St. 601 Main Suite 215
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Neal G. & Yolanda L. Buchanan
210 N. 4th St. 601 Main Suite 215
Klamath Falls, Oregon 97601

STATE OF OREGON,) ss.
County of)

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book/reel/volume No. on
page or as document/fee/file/
instrument/microfilm No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME
By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

"Lot 17 and a portion of Lot 16, Sunset Beach, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the right of way line of Sunset Drive, said point also being on the Northeasterly line of Lot 16 of Sunset Beach, said point also being the end of a 16.26° curve to the right; thence South 21°28' East, along said right of way a distance of 16.73 feet; thence South 71°19'20" West a distance of 130.57 feet, more or less, to the shoreline of Upper Klamath Lake; thence North 08°33' West along said shoreline a distance of 41.50 feet, more or less, to the intersection of said shoreline and the Northerly lot line of Lot 16; thence North 53°43' East, 119.55 feet, more or less, to the Northeasterly corner of said Lot 16; thence along the Southwesterly right of way line of Sunset Drive and along a 16.259° curve to the right, 62.86 feet to the point of beginning."

SUBJECT TO:

- 1) Agreements with The California Oregon Power Company and California Oregon Power Company, relative to raising and/or lowering the waters of Upper Klamath Lake and of the streams flowing into and out of said lake, and release of damages caused by such regulation of the water levels.
- 2) Rights of the Federal Government, the State of Oregon and the general public in any portion of the herein described premises lying below the high water line of Upper Klamath Lake
- 3) Reservations and restrictions contained in deed executed by R.W. Browing & Peggy H. Browing, husband and wife, to Donald L. Kettler and Elsie S. Kettler, husband and wife, dated March 26, 1960, recorded April 1, 1960, in Deed Volume 320, page 160, records of Klamath County, Oregon, as follows: "The reservations of the right of way to serve the whole Subdivisions' free access to the well, for the necessary installation and operation of Domestic Water Supply."
- 4) Right of Way, including the terms and provisions thereof, by and between Donald L. Kettler and Elsie S. Kettler, husband and wife, and The California Oregon Power Company, a California corporation, dated January 6, 1961, recorded August 1, 1961, in Volume 331, Page 350, Deed Records of Klamath County, Oregon.
- 5) Easement, including the terms and provisions thereof, by and between William N. King and Mildred King, and Robert C. Watson and Jean P. Watson, dated June 1, 1971, recorded November 1, 1971, in Volume M-71, page 11412, Deed Records of Klamath County, Oregon.
- 6) Reservations and restrictions in Deed executed by Donald L. Kettler and Elsie S. Kettler, husband and wife, to William W. King and Mildred King, husband and wife, recorded April 5, 1973, in Volume M-73, page 3990, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan
 of May A.D. 19 89 at 3:42 o'clock P.M., and duly recorded in Vol. M89 day
 of Deeds on Page 8228
 Evelyn Biehn
 By Evelyn Biehn County Clerk

FEE \$13.00