

OK

1421

BARGAIN AND SALE DEED

Vol. m89 Page 10546

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH COUNTY, A PUBLIC CORPORATION OF THE STATE OF OREGON, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DANIEL W. HEPNER and SYLVIA M. HEPNER AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP 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:

R3714 003AB 02200 000 00 KEY 762598

Beginning at the southwest corner of that certain parcel of land more particularly described in deed to James Bell, which deed is recorded in Vol. 48 of Deeds at page 352, records of Klamath County, Oregon; thence northerly along the westerly line of said parcel fifty (50) feet; thence westerly at right angles to Edler Street, Seventy-four (74) feet, more or less, to easterly line of Bly Ditch; thence southeasterly along easterly line of Bly Ditch to a point due west of point of beginning; thence easterly thirty-eight (38) feet, more or less, to point of beginning, being a portion of Lot 15, Block 8, First Addition to Bly, Klamath County, Oregon.

(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 \$200.00

~~THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY DESCRIBED IN THE FOREGOING DEED IS FREE FROM ALL ENCUMBRANCES, UNLESS OTHERWISE SPECIFICALLY STATED TO THE CONTRARY. IF THE GRANTOR KNOWS OF ANY ENCUMBRANCE, IT SHALL BE SPECIFICALLY STATED IN THE FOREGOING DEED. IF NOT APPLICABLE, THIS SENTENCE 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 13 day of June, 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,

(ORS 194.570)

County of KLAMATH } ss.

The foregoing instrument was acknowledged before me this 13 day of June, 1989, by

STATE OF OREGON, County of KLAMATH } ss.

The foregoing instrument was acknowledged before me this June 13, 1989, by Harry Fredricks and Roger Hamilton,

Commissioners of Klamath County, a Public Corporation of the State of Oregon.

Jaemae B. Clay
Notary Public for Oregon

(SEAL)

Notary Public for Oregon

My commission expires:

My commission expires: 02-02-91

(If executed by a corporation affix corporate seal)

KLAMATH COUNTY BOARD OF COMMISSIONERS
305 MAIN ST., COURTHOUSE ANNEX
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

DANIEL AND SYLVIA HEPNER
727 MADRONE
SUNNYVALE, CA 94086

GRANTEE'S NAME AND ADDRESS

After recording return to:

DANIEL AND SYLVIA HEPNER
727 MADRONE
SUNNYVALE, CA 94086

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of June, 1989, at 3:58 o'clock P.M., and recorded in book/reel/volume No. M89 on page 10546 or as fee/file/instrument/microfilm/reception No. 1421, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Rosemarie M. Nathan Deputy

Fee \$8.00

89 JUN 13 PM 3 58