

1-1-74

1516

BARGAIN AND SALE DEED

Vol. m89 Page 11255

KNOW ALL MEN BY THESE PRESENTS, That MAUREEN ADAMS

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOSEPH W. JAMES, 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:

S½SE¼SW¼ of Section 22, Township 39 South, Range 8 East of the Willamette Meridian

EXCEPTIONS:

1. Rights of the public in and to any portion of the above described premises lying within the limits of streets, roads or highways.
2. An easement created by instrument, including the terms and provisions thereof, dated August 4, 1978, recorded August 9, 1978 in Volume M78, page 17415, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company for electric transmission and distribution lines.
3. An easement created by instrument, including the terms and provisions thereof, dated May 26, 1983, recorded May 27, 1983 in Volume M83, page 8323, Microfilm Records of Klamath County, Oregon, affecting the Eastern 30 feet for vehicular access.

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 \$70,000.00.

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 @, 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 11th day of October, 1984.

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.

Maureen Adams

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

October 11, 1984

Personally appeared the above named

Maureen Adams

and acknowledged the foregoing instru-

ment to be her voluntary act and deed.

Before me:

Kristin L. Redd

Notary Public for Oregon

My commission expires 11/16/87

(OFFICIAL SEAL)

STATE OF OREGON, County of) ss.

Personally appeared , 19 , and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of , a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Maureen Adams

GRANTOR'S NAME AND ADDRESS

Maureen Adams

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maureen Adams

P.O. Box 7032

Bend, OR 97708-7032

NAME, ADDRESS, ZIP

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

Maureen Adams

P.O. Box 7032

Bend, OR 97708-7032

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

99 JUN 23 AM 8 53

EXCEPTIONS, CONTINUED:

4. An easement created by instrument, including the terms and provisions thereof, dated July 8, 1983, recorded July 26, 1983 in Volume M83, page 12115, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company, a corporation, for electric underground distribution line.
5. An appurtenant easement recorded in Volume M78, page 3264, Microfilm Records of Klamath County, Oregon, in favor of Jesse Allen Patterson and Elizabeth Anne Patterson, for perpetual non-exclusive use of a strip of land as follows: The Easterly 20 feet of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying north of the Klamath Falls-Lakeview Highway.
6. Zoning ordinances, building and use restrictions, reservations in Federal patents and easements apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 23rd day of A.D., 19 at o'clock M., and duly recorded in Vol. M89 of Deeds on Page 11255.
 Evelyn Biehn County Clerk
 By *Quentin Mullens*

FEE \$13.00

NOTED FOR RECORD

1. The instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 23rd day of _____, 19____, at _____ o'clock _____ M., and duly recorded in Vol. M89 of _____ Deeds on Page 11255.

2. The instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 23rd day of _____, 19____, at _____ o'clock _____ M., and duly recorded in Vol. M89 of _____ Deeds on Page 11255.

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