

OK

2815

BARGAIN AND SALE DEED

Vol. m89 Page 13260KNOW ALL MEN BY THESE PRESENTS, That HELEN E. HAMILTON, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto

HELEN E. HAMILTON AND LLOYD E. HAMILTON, 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: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:

An undivided one half interest in and to:

The Northeasterly 43 1/3 feet of Lot 1 in Block 60 of Nichols Addition to the city of Klamath Falls, Oregon.

Two portions of Lot 9, Block 60, Nichols Addition to the City of Klamath Falls, Oregon, described as follows: Beginning at a point 138 feet South of the Northeast corner of said Lot 9 on the West line of Lincoln Street; thence Westerly to a point 100 feet West and 92 feet South of the said Northeast corner of said Lot 9; thence Southerly 10 feet, more or less, to the Northwest corner of Lot 1 of said Block 60; thence Southeasterly along the Northeasterly line of said Lot 1 to Lincoln Street; thence North 40.22 feet, more or less, to the point of beginning.

Beginning at a point 98 feet South of the northeast corner of said Lot 9 on the West line of Lincoln Street; thence Westerly to a point 100 feet West and 82 feet South of the said Northeast corner of said Lot 9; thence due South 10 feet; thence Easterly to the West line of Lincoln Street to a point 40 feet South of the point of beginning, thence North along the West line of Lincoln Street to the point of beginning.

It is the intention of the grantor to create in grantee, an estate in fee simple. The consideration for this deed is the love and affection which I have for my wife, Helen E. Hamilton.

(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 \$ 0.

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 20 day of JULY, 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 July 20, 1989, byHelen E. Hamilton

Notary Public for Oregon

My commission expires: 11-11-89

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)

STATE OF OREGON,

County of Klamath } ss.I certify that the within instrument was received for record on the 20th day of July, 1989, at 12:56 o'clock P.M., and recorded in book/reel/volume No. M89 on page 13260 or as fee/file/instrument/microfilm/reception No. 2815, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

B. Pauline Mullins DeputySPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$8.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

HELEN E. HAMILTON  
1135 LINCOLN STREET  
KLAMATH FALLS OREGONNAME, ADDRESS, ZIP 97601

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

NAME, ADDRESS, ZIP

89 JUL 20 PM 12 56