

## BARGAIN AND SALE DEED

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46:19

KNOW ALL MEN BY THESE PRESENTS, That BROOKS WARNER, sole heir and Affiant of the Small Estate of Bernice Opal Warner, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BROOKS WARNER, 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:

SEE ATTACHED EXHIBIT "A."

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

(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 \$ 1.00

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 ①, 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 4 day of 24, 19 89, 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 Multnomah

The foregoing instrument was acknowledged before me this Apr 24, 19 89, by

BROOKS WARNER, sole heir and Affiant of the Small Estate of Bernice Opal Warner

Notary Public for Oregon

My commission expires: 7-28-92

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

\_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

BROOKS WARNER, sole heir and Affiant of the Small Estate of Bernice Opal Warner

GRANTOR'S NAME AND ADDRESS

BROOKS WARNER

GRANTEE'S NAME AND ADDRESS

After recording return to:

PROCTOR & FAIRCLO  
280 MAIN STREET  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

No Change.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ NAME TITLE Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

89 AUG 30 PM 2 10

## EXHIBIT "A"

In Klamath County, Oregon:

Lot Ten (10) of Block Forty-one (41) of Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof duly recorded in the office of the County Clerk of Klamath County, Oregon. ALSO, Beginning at the Southerly corner common to Lots 10 and 11 of Block 41 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Westerly line of said Lot 11 a distance of 138.7 feet, more or less, to corner of Lots 10 and 11 at intersection with Auburn Street; thence Northeasterly along Auburn Street and the Westerly line of said Lot 11 a distance of 8.16 feet to an iron pipe; thence Southerly at an angle 32° 50' Easterly from Auburn Street, a distance of 75.44 feet to an iron pipe; thence Southerly at an angle 3° 35' Westerly from last course a distance of 70.3 feet to a cross on the cement sidewalk marking the Southerly Boundary of said Lot 11 and Alameda Avenue at a point which is 1.0 foot Easterly from the Southerly corner common to Lots 10 and 11; thence 1.0 foot Westerly to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclough the 30th day  
of Aug. A.D., 19 89 at 2:10 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 16298.

FEE \$13.00

Evelyn Biehn County Clerk

By Roseline Mullendore