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BARGAIN AND SALE DEED

Vol. m89 Page 20462



KNOW ALL MEN BY THESE PRESENTS, That FRANCES MAE COOLEY-DISHONG, an estate in fee simple, as to an undivided one-third*, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FRANCES MAE COOLEY-DISHONG 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:

Lot 3 in Block 40 of West Klamath, now vacated, excepting the North 12 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The North half of that portion of Vacated Holliday Drive adjacent to Lot 3 in Block 40 of Vacated West Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Right of Way, including the terms and provisions thereof, given by R. A. Davis and Esther Davis, et al, to the California Oregon Power Company, dated April 2, 1957, recorded April 10, 1957, in Volume 291 page 135, Deed Records of Klamath County, Oregon.

(For continuation, see reverse side of this Bargain and Sale Deed.)

*interest; and ALVIN GLEN ANDERSON, an estate in fee simple, as to an undivided one-third interest; and RONALD DEAN BONHAM, an estate in fee simple, as to an undivided one-third interest;

(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 \$0.00 - Distribution of Small Estate of Messrs. Lena Bonham, Case No. 89-00354 CV. 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 17 day of October, 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 CLATSOPSTATE OF OREGON, County of CLATSOP

) ss.

County of CLATSOP

The foregoing instrument was acknowledged before me this

this 17 day of October, 1989, by, 1989, by

Frances Mae Cooley-Dishong

, president, and by

secretary of

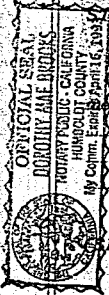
a FRANCES MAE COOLEY-DISHONG corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)



(SEAL)

My commission expires:

4-16-93

FRANCES MAE COOLEY-DISHONG

ALVIN GLEN ANDERSON

RONALD DEAN BONHAM

GRANTOR'S NAME AND ADDRESS

FRANCES MAE COOLEY-DISHONG

GRANTEE'S NAME AND ADDRESS

After recording return to:

BLAIR M. HENDERSON, Attorney

426 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

FRANCES MAE COOLEY-DISHONG

P. O. Box 237

Willow Creek, CA 95573

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of CLATSOP

I certify that the within instrument was received for record on the 17 day of October, 1989, at 10 o'clock AM, and recorded in book/reel/volume No. 20462 on page 1 or as fee/file/instrument/microfilm/reception No. 89-00354 CV. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By FRANCES MAE COOLEY-DISHONG Deputy

SPACE RESERVED
FOR
RECORDER'S USE

2. Right of Way, including the terms and provisions thereof, given by R. A. Davis and Esther Davis, husband and wife, to Pacific Power & Light Company, a Maine Corporation, dated December 21, 1963, recorded January 3, 1964, in Volume 350 page 234, Deed Records of Klamath County, Oregon.

3. Easement, including the terms and provisions thereof, given by Wayne I. Smith and F. Winneta Smith, husband and wife, to R. A. Davis et al, dated September 5, 1984, recorded September 11, 1984, in Volume M84 page 15636, Deed Records of Klamath County, Oregon.

The foregoing instrument was acknowledged before me this 2nd day of August, 1989, by ALVIN GLEN ANDERSON.

STATE OF OREGON)
County of Linn) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 2nd day of August, 1989, by ALVIN GLEN ANDERSON.

STATE OF OREGON)
County of Linn) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 15th day of September, 1989, by RONALD DEAN BONHAM.

STATE OF OREGON)
County of Linn) ss.
County of Klamath)

Filed for record at request of Blair H. Henderson the 25th day of Oct. A.D., 19 89 at 1:55 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 20462.

FEE \$13.00
Evelyn Biehn . County Clerk
By Pauline Muelendare

NOTARY PUBLIC FOR OREGON
My Commission Expires: 2-16-90

NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-3-89

NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-3-89

NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-3-89