

OK

7102

BARGAIN AND SALE DEED

Vol. M89 Page 20722

MITZ-22501P
KNOW ALL MEN BY THESE PRESENTS, That MARK A. SHEPPERD and CAROL L. SHEPPERD, hereinafter called grantor, husband and wife, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN F. and/or PATSY A. SHEPPERD, as joint tenants with right 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:

Beginning at a point on the north line of tract 32, Altamont Small Farms, a platted subdivision in Klamath County, Oregon, in section 15, township 39 south, range 9 east of the Willamette Meridian, Klamath County, Oregon, which is north 88 degrees 46 minutes west a distance of 405 feet from the northeast corner of said tract 32; thence south 0 degrees 11 minutes west 228.74 feet, more or less, along a line parallel to Altamont Drive, to the northeasterly right-of-way line of the Great Northern Railway; thence north 47 degrees 57 minutes west 53.68 feet along said right-of-way line; thence north 0 degrees 11 minutes east 192.89 feet, more or less, to the north line of said Tract 32; thence south 88 degrees 46 minutes east 40 feet to the point of beginning, being a portion of

Tax Account No. 3909 015BD 00600

(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 \$ 12,000.00

~~THE WHOLE OF THE TRACT OF LAND DESCRIBED IN THE FOREGOING DEED, TOGETHER WITH ALL THE RIGHTS AND INTERESTS THEREIN, ARE HEREBY TRANSFERRED TO THE GRANTEE, JOHN F. AND/OR PATSY A. SHEPPERD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.~~ (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 25th day of October, 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.)

STATE OF ~~OREGON~~ Washington } ss.
County of King

(ORS 194.570)

The foregoing instrument was acknowledged before me this 25 day of October, 19 89, by MARK A. SHEPPERD and CAROL L. SHEPPERD

STATE OF OREGON, County of _____ } ss.
The foregoing instrument was acknowledged before me this _____ day of _____, 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)

MARK A. & CAROL L. SHEPPERD
14420 Fifth Avenue South
Seattle, Washington 98168
GRANTOR'S NAME AND ADDRESS

JOHN F. and PATSY A. SHEPPERD
60801 Brosterhouse Road
Bend, Oregon 97702
GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of Oct, 19 89, at 10:04 o'clock AM, and recorded in book/reel/volume No. M89 on page 20722 or as fee/file/instrument/microfilm/reception No. 7102 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By Charles M. Mullendore, Deputy

Fee \$8.00

89 OCT 30 AM 10 01