

Aspen Title #01034539

Vol m89 Page 21834

OK 7756

**BARGAIN AND SALE DEED- STATUTORY FORM**  
INDIVIDUAL GRANTOR

John L. Perry and Donna S. Perry, husband and wife

Grantor,

conveys to Tony M. Klobucar and Christine F. Klobucar, husband and wife

Grantee, the following real property situated in Klamath

County, Oregon, to-wit:

See Exhibit A attached hereto and incorporated by this reference.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$102,556.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of November, 1989.

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.

*John L. Perry*  
*Donna S. Perry*

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named John L. Perry and Donna S. Perry

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Harlene T. Addington*

(OFFICIAL SEAL)

Notary Public for Oregon- My commission expires: 3-22-93

**BARGAIN AND SALE DEED**

John L. Perry & Donna S. Perry

P.O. Box 25, Beatty, OR 97621 GRANTOR

Tony M. Klobucar & Christine F. Klobucar

P.O. Box 135, Beatty, OR 97621 GRANTEE

After recording return to:

James R. Uerlings

BOVIN & UERLINGS, P.C.

110 N. Sixth Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Tony M. Klobucar & Christine F. Klobucar

P.O. Box 135

Beatty, OR 97621

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy

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## EXHIBIT "A"

## PARCEL 1:

Beginning at a point which is 30 feet North and 212 feet East from the Southwest corner of Lot 29, Section 14, Township 36 South, Range 12 East of the Willamette Meridian; thence due East along the State Highway, 132 feet; thence due North 132 feet; thence West 116 feet; thence North 198 feet; thence West 16 feet; thence South 330 feet to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the following: A seven foot strip of land situated in said Lot 29, in the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 14, Township 36 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin located North a distance of 30.0 feet and East a distance of 344.0 feet from the iron pipe marking the Southwest corner of said Section 14; thence North a distance of 132.0 feet to an iron pin; thence West a distance of 7.0 feet to an iron pin; thence South a distance of 132.0 feet to an iron pin; thence East a distance of 7.0 feet, more or less, to the point of beginning.

## PARCEL 2:

Beginning at the Southwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 14, Township 36 South, Range 12 East of the Willamette Meridian; thence East 228 feet; thence North 162 feet to the place of beginning; thence North 198 feet; thence East 109.4 feet; thence South 198 feet; thence West 109.4 feet to the place of beginning in SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 14, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## PARCEL 3:

A parcel of land situated in Lot 29, Section 14, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 337.4 feet East and 162 feet North of the quarter corner common to Sections 15, 14, 22 and 23, Township 36 South, Range 12 East of the Willamette Meridian, which point is the Southeast corner of property described in Deed Volume 74 at page 607 and the true point of beginning; thence East to the Southwest corner of property described in Deed Volume 76 at page 408; thence North 208.75 feet to a point on the South line of property described in Deed Volume 116 at page 175; thence West along the South line of said parcel described in Deed Volume 116 at page 175 to the Southwest corner of said parcel; thence North 208 feet along the West line of said parcel to a point on the South line of parcel described in Deed Volume 117 at page 375; thence West along the South line of said parcel described in Deed Volume 117 at page 375 to the Southwest corner of said parcel; thence South 218.9 feet, more or less, to the Northwest corner of property described in Deed Volume 74 at page 607; thence East 109.4 feet along the North line of said parcel described in Deed Volume 74 at page 607 to the Northeast corner of said parcel; thence South along the East line of said parcel, 198 feet to the point of beginning.



Exhibit "A" continued ...

PARCEL 4:

Beginning at a point which is 30 feet North and 30 feet East of the Southwest corner of Lot 29 in Section 14, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence due East 177 feet along the state highway to the point of beginning; thence at right angles due North 330 feet; thence East 5 feet; thence South 330 feet; thence West to the point of beginning.

Subject to the following:

1. Limited access of State Highway, Klamath Falls-Lakeview Highway.

2. Rights of the public in and to any portion of the herein described premises lying within boundaries of roads or highways.

3. Conditions and Restrictions in Patent:

Recorded: October 30, 1923

Book: 63

Page: 107

4. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject, and reservation of all sub-surface rights except water as reserved under provisions of Land Status Report recorded in Book 304 at Pages 284 and 286, Deed Records of Klamath County, Oregon.

5. Contract, including the terms and provisions thereof, recorded September 2, 1977 in Book M-77, page 16403, in favor of Stephen E. Armantrout and Patricia A. Armantrout, husband and wife, which Contract the Grantees herein do NOT agree to assume and pay and Grantors shall hold Grantees herein harmless therefrom.

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title Co.

on this 13th day of Nov. A.D. 1989  
at 11:08 o'clock AM. and duly recorded  
in Vol. M89 of Deeds Page 21834

Evleyn Biehn

County Clerk

By

*Pauline M. ...*

Deputy

Fee, \$18.00

