

OK

9443

BARGAIN AND SALE DEED

Vol m89

Page 24853

KNOW ALL MEN BY THESE PRESENTS, That ANDREW J. SEDLOCK AND MICHAEL S. SEDLOCK, hereinafter called grantor, HUSBAND AND WIFE

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THOMAS A. ROSTER AND JEANNE L. ROSTER, HUSBAND AND WIFE 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 ATTACEED LEGAL DESCRIPTION

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, this and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Subject to reservations and restrictions of record and apparent to the land and those created by instrument recorded December 21, 1988 in Volume M88 at Page 21745 Microfilm Records of Klamath County, Oregon.

(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 \$ 20,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 19th day of December, 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 this 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 26th day of December, 1989, by Andrew J. Sedlock and Michael S. Sedlock

Notary Public for Oregon

(SEAL)

My commission expires: 3-2-92

STATE OF OREGON, County of ) ss.

The foregoing instrument was acknowledged before me this

19th day of December, 1989, 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)

Mr. and Mrs. Andrew J. Sedlock  
1170 Lynnewood Blvd  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Thomas A. Roster  
1190 Lynnewood Blvd  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

same as Grantee

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 1989, at o'clock M., and recorded in book/roll/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

SPACE RESERVED FOR RECORDER'S USE

89 DEC 26 PM 3 20

LEGAL DESCRIPTION  
for

TOM ROSTER

A tract of land situated in the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 25, T38S R8E, W.M., Klamath County, Oregon, said tract ~~also being all of Lot 9, Block 11 of Lynnewood and a part of Lot 11, Block 11 of Lynnewood First Addition~~, said tract being more particularly described as follows:

Beginning at a point on the Northeast Line of said Lot 11 from which point the Southeast Corner of said Lot 11 bears S48°09'02"E, 97.93 feet; thence S50°11'27"W, 81.52 feet to a point on the North Line of Wild Plum Drive; thence westerly on said North Line on a 235.13 foot radius curve to the right, 53.58 feet to the Southwest Corner of said Lot 11; thence N35°25'48"E, 93.23 feet to the Northwest Corner of said Lot 11; thence S48°09'02"E, 74.35 feet to the point of beginning containing 5528.5 square feet more or less.

(Said Legal description is approximately 53% of said Lot 11.)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day  
of December 1989 A.D., at 3:20 o'clock PM., and duly recorded in Vol. M89,  
of Deeds on Page 24853.  
By Evelyn R. Smith County Clerk  
Bernetha A. Hetsch

FEE \$13.00