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BARGAIN AND SALE DEED

Vol. 29 Page 3462

KNOW ALL MEN BY THESE PRESENTS, That Robert E. Maloney, Jr. and Catherine Joan Wasson/as known as Joan Wasson and Cathy Wasson, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jerry O. Anderson and Elizabeth A. Anderson, husband and wife, and Ronald W. Cloyd and Kathleen V. Cloyd, husband and wife, tenants in common 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:

W Klamath Falls Edition Addition  
Its 6 & 7 Blk 3, EXCEPTING THEREFROM the Easterly 17 feet of said lots

Subject to the reservation that Cal Gas/its successor may continue to use the property for ingress and egress and continue to keep and use the propane tank, fencing, and related equipment on the premises at no charge through June 30, 1992. This deed does not transfer any ownership interest in the propane tank, fencing, or related equipment, all of which are owned by Cal Gas/its successor.

Subject to Exhibit A, attached hereto.

(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 \$ 16,000.00

~~XXXXXX~~ 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 JAN, 1990; 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 } ss.

The foregoing instrument was acknowledged before me this January 29, 1990, by

Robert E. Maloney, Jr.

Joan Wasson

(SEAL) PUBLIC Notary Public for Oregon

My commission expires: 3/19/93

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

The foregoing instrument was acknowledged before me this

, 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)

Robert E. Maloney, Jr. and Joan Wasson  
520 SW Yamhill, Ste. 800  
Portland, OR 97204

GRANTOR'S NAME AND ADDRESS

Jerry O. Anderson Ronald W. Cloyd  
519 Main St. 107 Laura Lane  
Klamath Falls, OR 97601 Yreka, CA 96097

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert E. Maloney, Jr.  
520 SW Yamhill, Ste. 800  
Portland, OR 97204

NAME, ADDRESS, ZIP

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

Jerry O. Anderson  
519 Main St.  
Klamath Falls, OR 97601

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/ree/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

EXHIBIT A

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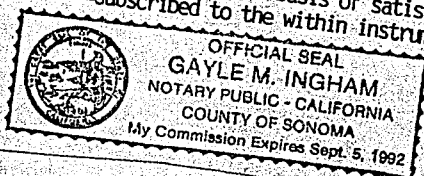
1. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: December 30, 1930  
Recorded: January 13, 1931  
Volume: 93, page 412, Deed Records of Klamath County, Oregon  
In favor of: City of Klamath Falls  
For: Maintenance and operation of sewer lines
2. Subject to the reservations as contained in Deed from Great Northern Railway Company to the State of Oregon recorded November 20, 1962 in Volume 341, page 442, Deed Records of Klamath County, Oregon.
3. Subject to the reservations as set out in deed dated July 18, 1972 and recorded August 1, 1972 in Volume M72, page 8495, Microfilm Records of Klamath County, Oregon, as follows:

"Excepting and reserving unto the Burlington Northern, Inc., its successors and assigns forever all iron, natural gas, coal oil and other minerals of any nature whatsoever upon or in the lands herein described together with the sole, exclusive and perpetual right to explore for, remove and dispose of the same by any means or method suitable to the Burlington Northern, Inc. its successors and assigns, but without entering upon or using the surface of lands herein described and in such manner as not to damage the surface of said lands or interfere with the use thereof, by the purchaser it's successors and assigns."

STATE OF CALIFORNIA  
COUNTY OF SONOMA

On January 25, 1990, before me, the undersigned, a Notary Public for the State of California, personally appeared Jean Wasson and Jerry Wasson who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed it.

*Deed dated 1-25-90  
Wasson et al. Radman et al.*



*Gayle M. Ingham*  
Notary Public

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.  
of Feb. A.D., 19 90 at 9:59 o'clock A.M., and duly recorded in Vol. M90 day  
of Deeds on Page 3462  
FEE \$33.00  
By Evelyn Biehn County Clerk  
Gailine M. Muckers