

OK 11713

BARGAIN AND SALE DEED

Vol. m90 Page 3594

KNOW ALL MEN BY THESE PRESENTS, That HETTA MAURINE GRIMES

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

KAREN CHRISTINE BREITHAUPT and GARY LEE GRIMES as Tenants in Common

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: The W1/2W1/2NE1/4NE1/4, con-

taining 10 acres and also, A Tract of Land described as follows: Beginning at the iron pin which marks the Northwest corner of the SE1/4NE1/4 of Section 16, Twp. 39 S. R. 10 E.W.M. and running thence; South, parallel to the North-South Quarter line and along the 40 line a distance of 882.2 feet to an iron pin which lies on the Northerly right of way line of the Klamath Falls-Lakeview Highway; Thence, South 57°35' East along the Northerly Right of Way Line of the Klamath Falls-Lakeview Highway a distance of 392 feet to an iron pin; Thence, North parallel to the North-South Quarter line a distance of 1,090.5 feet to an iron pin; Thence, North 89°40' West, parallel to the North Section line a distance of 331 feet, more or less, to the point of beginning; said Tract containing 7.36 acres, more or less, in the SE1/4NE1/4. All in Section 16, Twp. 39 S. R. 10 E.W.M., Klamath County, Oregon.

An undivided one-third interest in the following described real property: The W1/2SW1/4, S1/2SW1/4NW1/4 and the S1/2N1/2SW1/4NW1/4 of Section 26, and NE1/4 SE1/4 and E1/2E1/2SE1/4SE1/4 of Section 27, Twp. 33 S. R. 71/2 E.W.M., Klamath County, Oregon, EXCEPT portion conveyed to Frank Cluster et ux by deed recorded in Vol. 198 at page 365 and portion conveyed to State Highway Commission by instrument recorded in Vol. 101 at page 168, all Deed Records of Klamath County, Oregon.

EXCEPT the Grantor does hereby specifically reserve unto herself a life estate in and to the above-entitled property with all benefits appertaining thereto. It is her intent to convey hereby only the remainder interest in the above-entitled property to the Grantees.

(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 \$1.00

©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 _____ day of February, 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 Jackson } ss.

The foregoing instrument was acknowledged before me this February 23rd, 1990, by HETTA MAURINE GRIMES

[Signature]

(SEAL) Notary Public for Oregon

My Commission Expires 12/31/92

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)

Mrs. Hetta Maurine Grimes
677 Ellen
Medford, OR 97501

GRANTOR'S NAME AND ADDRESS

Mr. Gary Grimes
305 Portland Street
Medford, OR 97504

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. Gary Grimes
305 Portland Street
Medford, OR 97504

NAME, ADDRESS, ZIP

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

677 Ellen
Medford, OR 97501

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 26th day of Feb., 1990, at 9:46 o'clock AM, and recorded in book/reel/volume No. M90 on page 3594 or as fee/file/instrument/microfilm/reception No. 11713, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *[Signature]* Deputy

Fee \$28.00