

OK **11777**

BARGAIN AND SALE DEED

Vol. **m90** Page **3701**

KNOW ALL MEN BY THESE PRESENTS, That

GARY B. FROEMKE

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

BRUCE A. FROEMKE

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:

A tract of land situated in the NW1/4 of SW1/4 Section 20, Township 38 South, Range 9, East of the Willamette Meridian. Beginning at the intersection of the East line of the NW1/4 of SW1/4 and the North right of way line of the Southern Pacific Railroad Right of Way; thence North along said East line to the NE corner of the NW1/4 of SW1/4; thence West along the North line of said NW1/4 of SW1/4 to the centerline of the West side By Pass as now located, thence Southerly along said centerline to the Northerly Right of Way line of aforementioned Railroad, thence Southeasterly along said Northerly line to the point of beginning. EXCEPT therefrom any portion of the above property conveyed to Klamath County and the State of Oregon for highway purposes. FURTHER EXCEPTING the following tract:

All that portion of NW1/4 SW1/4 of Section 20, Township 38 South, Range 9, East of the Willamette Meridian, described as follows: Beginning at the intersection of the North line of the Southern Pacific Railroad right of way and the West line of Biehn Street; thence Northerly 75 feet along the West line of Biehn Street to the place of beginning; thence 200 feet Westerly parallel to the Southern Pacific Railway; thence Northerly 200 feet parallel to tangent of Biehn Street; thence Easterly parallel to the Southern Pacific Railway right of way to Biehn Street; thence Southerly along the line of Biehn Street to the place of beginning.

(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 \$to clear title. 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 **18th** 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 LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE PROPERTY SHOULD CHECK WITH THE APPROPRIATE COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON

County of **Klamath**

The foregoing instrument was acknowledged before me this **October 18**, 19 **89**, by

BRUCE A. FROEMKE as attorney-in-fact

for **GARY B. FROEMKE**

(SEAL)

[Signature]
Notary Public for Oregon

My commission expires: **11/16/91**

BRUCE A. FROEMKE as attorney-in-fact
for **GARY B. FROEMKE**

[Signature]
by *[Signature]* POA

STATE OF OREGON, County of **Klamath**

The foregoing instrument was acknowledged before me this

18th day of **October**, 19 **89**, 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)

GARY B. FROEMKE

c/o **BRUCE A. FROEMKE, Rt. 5 Box 1033**
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

BRUCE A. FROEMKE

Rt. 5 Box 1033
Klamath Falls, OR 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 AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of **Klamath**

I certify that the within instrument was received for record on the **27th** day of **Feb.**, 19 **90**, at **1:03** o'clock **P.M.**, and recorded in book/reel/volume No. **M90** on page **3701** or as fee/file/instrument/microfilm/reception No. **11777**, 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

90 FEB 27 PM 1 03