

OK 12978

BARGAIN AND SALE DEED

Vol. m90 Page- 5834

KNOW ALL MEN BY THESE PRESENTS, That LEO S. WHARTON and MELDRED V. WHARTON, hereinafter called grantor,

for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto LEO S. WHARTON and LEONA M. WHARTON, 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:

PARCEL 1:

A portion of Lot 7, Block 51, NICHOLS ADDITION, to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 51 of Nichols Addition to the City of Klamath Falls, Oregon, distant 104.24 feet from the most Northerly corner of said block; thence Southeasterly and parallel with Tenth Street 120 feet to the Southerly line of Lot 7 in said Block; thence at right angles Southwesterly 25.75 feet to the Southwesterly corner of said Lot; thence Northwesterly parallel with Tenth Street 136 feet; thence at right angles Northeasterly 25.75 feet; thence Southeasterly at right angles 16 feet to the place of beginning. EXCEPT the Southerly 2 feet thereof.

PARCEL 2:

A portion of Lot 6, Block 51 NICHOLS ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 51 in Nichols Addition to the City of Klamath Falls, Oregon, distant 130 feet from the Northern corner of said Block; thence Southeasterly parallel with Tenth Street 120 feet to the Southerly corner of Lot 7 in said Block; thence at right angles Southwesterly 10 feet; thence Northwesterly parallel with Tenth Street 136 feet; thence at right angles Northeasterly 10 feet; thence at right angles Southeasterly 16 feet 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 \$ None

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 30th day of March, 19 90; 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 194.574)

STATE OF OREGON,) ss.

County of Klamath

The foregoing instrument was acknowledged before me this 30th day of March, 19 90, by

Leo S. Wharton and Leo S. Wharton, Attorney in fact for Meldred V. Wharton

Leo S. Wharton
LEO S. WHARTON

Leo S. Wharton, Attorney in fact for
Leo S. Wharton, Attorney in fact for
MELDRED V. WHARTON Meldred V. Wharton ss.

STATE OF OREGON, County of _____

The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

(SEAL) Peggy A. Previvors
NOTARY PUBLIC - OREGON
My Commission Expires 12-13-92

Leo S. Wharton
924 Jefferson
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Same

GRANTEE'S NAME AND ADDRESS

After recording return to:

Leo S. Wharton
924 Jefferson
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Leo S. Wharton
924 Jefferson
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of _____
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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TOGETHER WITH that portion of vacated Jefferson Street adjacent to the above described parcels of land, vacated by Ordinance No. 270, recorded February 25, 1958 in Volume 297, page 587, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 30th day
of March A.D., 19 90 at 2:17 o'clock PM., and duly recorded in Vol. M90
of Deeds on Page 5834.

FILE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullenders