

OK

13973

BARGAIN AND SALE DEED

Vol. m90 Page 7624

KNOW ALL MEN BY THESE PRESENTS, That JOAN L. DOUGLAS

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DWAYNE YOUNG & KAY G. YOUNG, 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 LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, 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.

(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 29th day of April, 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.)

STATE OF OREGON,

County of Deschutes } ss.

The foregoing instrument was acknowledged before me this 29th day of April, 1990, by

Joan L. Douglas

(ORS 194.570)

STATE OF OREGON, County of Deschutes } ss.

The foregoing instrument was acknowledged before me this

29th day of April, 1990, by

Joan L. Douglas, president, and by

Linda M. Rapp, 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)

Joan L. Douglas

GRANTOR'S NAME AND ADDRESS

Dwayne Young & Kay G. Young
PO Box 175
Crescent, OR 97733

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dwayne Young & Kay G. Young
PO Box 175
Crescent, OR 97733

NAME, ADDRESS, ZIP

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

Dwayne Young & Kay G. Young
PO Box 175
Crescent, OR 97733

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Deschutes } ss.

I certify that the within instrument was received for record on the 29th day of April, 1990, at 10 o'clock P.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

1537

INDEXED
RECORDED

7625

LEGAL DESCRIPTION

A parcel of land situated in "RIVER WEST" a duly platted and recorded subdivision in Klamath County, Oregon being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the Southerly right of way line of North Airport Drive marking the Northwest corner of Lot 5, Block 5, said River West; thence N 62° 49' 00" E along said right of way, 247.08 feet to a 5/8 inch iron pin marking the intersection of said Southerly right of way line of North Airport Drive with the Southerly right of way line of Elk Drive; thence East along said Southerly right of way, 256.12 feet to a 5/8 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 330.00 feet radius curve to the left (delta = 5° 14' 16"; long chord = N 02° 37' 08" E, 30.16 feet) 30.17 feet to the end of curve; thence leaving said Southerly right of way line South 42.05 feet to the beginning of a curve to the right; thence along the arc of a 100.00 feet radius curve to the right (delta = 62° 49' 00"; long chord = S 31° 24' 30" W, 104.23 feet) 109.64 feet to the end of curve; thence S 62° 49' 00" W 394.69 feet; thence N 27° 11' 00" W, 220.00 feet to the point of beginning.

Subject to and together with an easement 30.00 feet in width for ingress and egress adjacent to and Northerly of the South line of the above described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of April A.D., 19 90 at 8:43 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 7624
FEE \$33.00
By Evelyn Biehn County Clerk
Dorlene Muller