

OK 14928

BARGAIN AND SALE DEED

Vol. m90 Page - 9321

KNOW ALL MEN BY THESE PRESENTS, That
HERBERT MENOLD
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
MELVIN L. STEWART and MARY LOU STEWART, 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 \$other than money
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 14th day of May, 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.

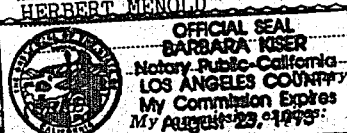
(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF CALIFORNIA } ss.

County of LOS ANGELES

The foregoing instrument was acknowledged before me this May 14, 1990 by

HERBERT MENOLD



Barbara Kiser
Notary Public for California

(ORS 194.570)

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)

HERBERT MENOLD

13767 Freeway Dr.
Santa Fe Springs, CA 90670
GRANTOR'S NAME AND ADDRESS

MELVIN L. STEWART & MARY LOU STEWART

1763 Washburn Way

Klamath Falls, OR 97603
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 GRANTEE

NAME, ADDRESS, ZIP

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.

By Deputy

SPACE RESERVED FOR RECORDER'S USE

LEGAL DESCRIPTION:

PARCEL 1:

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35 and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Block 9 of Tract 1152, NORTH HILLS, from which the Northeast corner of said Section 35 bears North 51° 02' 29" East 551.75 feet, thence along the boundary of said Tract 1152 North 88° 49' 11" West 52.40 feet, South 01° 10' 49" West 173.42 feet, along the arc of a curve to the right (radius point bears North 01° 10' 49" East 230.00 feet and central angle equals 01° 36' 02") 6.43 feet, South 02° 46' 51" West 120.14 feet, South 88° 49' 11" East 229.78 feet, South 71° 42' 07" East 93.23 feet and South 21° 51' 38" East 179.94 feet to the initial point of Tract 1207, Second Addition to North Hills, thence along the boundary of said Tract 1207, North 68° 08' 22" East 180.00 feet, North 21° 51' 38" West 53.70 feet and North 68° 08' 22" East 82.43 feet to the Northeast corner of Lot 3, Block 9 of said Tract 1207, thence North 46° 25' 51" East 40.44 feet; thence North 21° 51' 39" West 229.35 feet; thence North 62° 16' 05" West 192.57 feet; thence North 83° 57' 11" West 102.71 feet and North 88° 49' 11" West 211.94 feet to the point of beginning containing 4.51 acres and with bearings based on said Tract 1152, North Hills.

PARCEL 2:

A tract of land being that portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 35 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Said E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 35, from which the East $\frac{1}{4}$ corner of said Section 35 bears North 89° 32' 36" East 274.53 feet; thence North 25° 58' 51" East 153.61 feet; thence North 46° 07' 33" West 202.61 feet; thence North 43° 52' 27" East 28.37 feet; thence North 46° 07' 33" West 220.00 feet; thence South 43° 52' 27" West 146.95 feet to a point on the East line of Lot 5, Block 3 of Tract 1152, NORTH HILLS; thence along the boundaries of said Tract 1152, North 11° 19' 09" West 157.00 feet, North 23° 27' 32" West 347.75 feet, Southwesterly along the arc of a curve to the right (radius point bears North 23° 27' 32" West 230.00 feet and central angle equals 15° 33' 32") 62.46 feet, North 12° 58' 14" West 60.17 feet, North 09° 13' 30" West 129.26 feet, North 74° 30' 29" East 47.27 feet, North 34° 00' 00" East 391.21 feet, South 89° 54' 13" West 567.21 feet, North 05° 27' 07" East 110.51 feet, North 89° 54' 13" East 150.00 feet and North 88° 21' 00" East 710.15 feet to the Southwest corner of Lot 8, Block 6 of Tract 1207, 2nd Addition to North Hills; thence along the boundary of said Tract 1207, North 88° 21' 00" East 168.84 feet and North 59° 40' 00" East 520.39 feet; thence South 40° 00' 50" East 118.50 feet; thence North 33° 22' 08" East 170.03 feet; thence North 26° 25' 18" East 169.75 feet; thence North 00° 43' 20" West 175.82 feet; thence North 22° 26' 39" East 160.28 feet; thence North 51° 42' 07" East 40 feet, more or less, to a point on the East line of said W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 36, with bearings based on said Tract 1152, North Hills.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day
of May A.D., 19 90 at 8:41 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 9321.

Evelyn Biehn, County Clerk
By Pauline Mueland

FEE \$33.00