

OK

15042

BARGAIN AND SALE DEED

Vol. 90 Page 9515

KNOW ALL MEN BY THESE PRESENTS, That CHARLES V. GEBHART and MURAY R. GEBHART, his wife, as tenants by the entirety

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHARLES V. GEBHART and MURAY R. GEBHART as Trustee under revocable Trust Agreement dated December 7, 1989, hereinafter called grantor, between CHARLES V. GEBHART and MURAY R. GEBHART as Trustors and as Trustee 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 portion of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 1 inch axle marking the Southwesterly corner of lot 82 of Pleasant Home Tracts, a duly recorded subdivision; thence North 89 degrees 24' 30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00 degrees 35' 00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88 degrees 59' 04" East along said Northerly right of way line 102.50 feet to the true point of beginning as marked by a P-K Nail; thence continuing along said Northerly right of way line North 88 degrees 59' 04" East 142.5 feet to a 1/2 inch iron pin on the Easterly line of that parcel of land as described in Deed Volume N72, page 760, Records of Klamath County, Oregon; thence along said Easterly line North 00 degrees 35' 00" West 154.43 feet to a 5/8 inch iron pin; thence South 89 degrees 25' 00" West 142.52 feet to a 5/8 inch iron pin; thence South 00 degrees 35' 00" East 155.35 feet to the true point of beginning, with bearings based on Survey No. 1480, as recorded in the office of the Klamath County Surveyor.

(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 \$ 0. Change of manner of holding title only

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 ①, 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 7th day of December, 1989; 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, California

(ORS 194.570)

County of Santa Cruz ss.

The foregoing instrument was acknowledged before me this DEC. 7, 1989, by

Charles V. Gebhart and
Murray R. Gebhart

Notary Public for California

My commission expires:
May 17, 1991

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)

Mr. and Mrs. Charles Gebhart
Post Office Box 1407
Gardnerville, NV 89410

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Charles Gebhart
Post Office Box 1407
Gardnerville, NV 89410

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ian D. McPhail, Attorney at Law
331 Soquel Avenue
Santa Cruz, CA 95061

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Charles Gebhart
Post Office Box 1407
Gardnerville, NV 89410

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

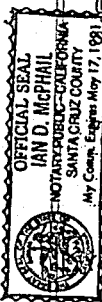
I certify that the within instrument was received for record on the 18th day of May, 1990, at 11:46 o'clock AM, and recorded in book/reel/volume No. M90 on page 9515 or as fee/file/instrument/microfilm/reception No. 15042, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By Laurence Mueller, Deputy

Fee \$28.00



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AM 11 44
10 MAY 1990

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