

OK

15924

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That

DOLORES McANDREWS

hereinafter called grantor,  
DOLORES McANDREWS and

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KENNETH M. McANDREWS, Trustees of the Dolores McAndrews 1990 Living Trust dated April 19, 1990,  
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 No. 1:

The westerly one-half of Lot 4 in OUSE KILA HOMESITES No. 2, according to the duly recorded plat thereof, and more particularly described as follows: Beginning at a point on the southerly line of said Lot 4, which point lies 40.1 feet northwesterly from the Southeast corner of Lot 4, Ouse Kila Homesites No. 2, Klamath County, Oregon; thence following the southwesterly line of said Lot 4 northwesterly along a curve to the left a distance of 40.1 feet to an iron pin which marks the Southwest corner of Lot 4; thence along the lot line common to Lots 4 and 5 (N 38°35' E) to the most northerly corner of Lot 4 (122.5 feet); thence South 45°20' East along the northwesterly line of Lot 4 a distance of 47.5 feet to a point; thence South 41°37' West a distance of 114.5 feet, more or less, to the point of beginning, all lying within the NE 1/4 of Section 26, Township 38 South, Range 8 East of the Willamette Meridian; according to the official plat thereof on file in the records of Klamath County, Oregon.

## Parcel No. 2:

The E 1/2 of Lot 4, OUSE KILA HOMESITES No. 2, according to the official plat thereof on file in the records of Klamath County, Oregon.

## Parcel No. 3:

Beginning at the most easterly corner of Lot 1, Southshore Subdivision, thence South 33°15' West a distance of 118 feet to the southeasterly corner of said Lot 1; thence northwesterly along the southwesterly line of said Lot 1 a distance of ten (10) feet to a point; thence North 36°51' East a distance of 119.6 feet, more or less, to the point of beginning, and containing 382.16 square feet, more or less.

(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 or part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.031.)

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 19th 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,

(ORS 194.570)

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

County of Lake

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

The foregoing instrument was acknowledged before me this April 19, 1990, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of the corporation.

Dolores McAndrews

Dolores McAndrews

(SEAL)

My commission expires: 15 April 1992

Notary Public for Oregon

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

Dolores McAndrews

1936 Lakeshore Drive

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Dolores McAndrews & Kenneth M. McAndrews,  
Trustees of the Dolores McAndrews 1990  
Living Trust dated April 19, 1990

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth M. McAndrews

4720 Onyx Avenue

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Dolores McAndrews

1936 Lakeshore Drive

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 8th day of June, 1990, at 3:22 o'clock P.M., and recorded in book/reel/volume No. M90 on page 11149 or as fee/file/instrument/microfilm/reception No. 15924, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Dolores McAndrews Deputy

Fee \$28.00