

17768

BARGAIN AND SALE DEED

Vol. 1490 Page 14364

KNOW ALL MEN BY THESE PRESENTS, That CAROL JEAN RICK

, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DALE FRED RICK

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:

Legal description is set forth on Exhibit A attached hereto and by this reference incorporated herein.

This conveyance is made per the Decree of Dissolution of Marriage in Case No. 88-313-DI of the Klamath County Circuit Court.

(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.

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 5th day of July, 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 194.570)

STATE OF OREGON,

County of Klamath

ss.

The foregoing instrument was acknowledged before me this July 5, 1990, by  
CAROL JEAN RICK

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

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_

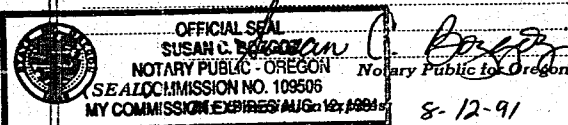
a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)



8-12-91

Carol Jean Rick

GRANTOR'S NAME AND ADDRESS

Dale Fred Rick

HC 62, Box 37

Malin, OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert S. Hamilton

P.O. Box 4280

Medford, OR 97501

NAME, ADDRESS, ZIP

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

Dale Fred Rick

HC 62, Box 37

Malin, OR 97632

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.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

90 JUL 19 AM 11 03

EXHIBIT A  
TO BARGAIN AND SALE DEED

NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 11, Township 41 South, Range 12, E.  
W. M. Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and thereunder; Liens and assessments of Klamath Project and Malin Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; Reservations, restrictions and recitals in deed recorded in Book 124 at page 353 of Deed Records of Klamath County, Oregon; Easements created by instruments recorded March 16, 1948 in Deed Book 218, page 171, recorded June 9, 1955, in Deed Book 275 at page 115, recorded May 28, 1965, in Deed Book 362 at page 79, all in Deed Records of Klamath County, Oregon, for electrical transmission and distribution and necessary access easements; Easement created by instrument recorded April 3, 1967, in M-67 at page 2292, in favor of Pacific Power and Light Co. for down guy and anchor only on the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ .

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath Co Title  
of July A.D., 1990 at 11:03 o'clock A M., and duly recorded in Vol. M90 day  
of Deeds on Page 14364.

FEE

33.00

Evelyn Biehn  
By Bernetha A. Ketsch County Clerk