

17784

MTC #23826-DN

BARGAIN AND SALE DEED

Vol 190

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SM

KNOW ALL MEN BY THESE PRESENTS, That HOLLEMON, husband and wife

LOYD A. HOLLEMON AND DOROTHY M.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LESLIE P. ANDERSON

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:

That certain 25 foot easement reserved in Volume M84 at Page 13747, Microfilm Records of Klamath County, Oregon, being an easement 25 foot square portion in the Southeast corner of the following described parcel for wood storage:

A parcel of land situated in the NW¼NE¼ of Section 18, Township 24 South Range 7, E.W.M. Klamath County Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin marking the Southeast corner of the NW¼NE¼ of said Section 18; thence N 89°54'39" West along the South line of the NW¼NE¼ of said Section 18 a distance of 323.41 feet; thence leaving the South line of the NW¼NE¼ of said Section 18, N89°34'40" West a distance of 117.33 feet to an iron pin; thence N89°29'46" West a distance of 237.22 feet to an iron pin on the true point of beginning of this description; thence continuing N89°29'46" West a distance of 83.40 feet to an iron pin on the Easterly bank of Crescent Creek; thence continuing N89°29'46" West a distance of 136.60 feet; thence N00°30'14" East a distance of 198.00 feet; thence S89°29'46" East a distance of 220.00 feet to an iron pin; thence S00°30'14" West a distance of 198.00 feet to the true point of beginning of this description. The bearings of the above description are based on the South line of the NW¼NE¼ of said Section as being N89°54'39" West.

ALSO,

That certain easement reserved in Volume M84 at page 15141, Microfilm Records of Klamath County, Oregon being an easement of 25 foot square portion in the Southwest corner of Lot 3 in Block 4 of BREWERS RANCHOS for wood storage.

The easements described above are appurtenant to the real property described in Exhibit "A" attached hereto. 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 \$.....

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 16 day of July, 1990;

if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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 executed by a corporation, affix corporate seal and use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Curry

} ss.

This instrument was acknowledged before me on

July 16, 1990, by

Lloyd A. Hollemon

Dorothy M. Hollemon

Notary Public for Oregon

My commission expires: 2-8-92

STATE OF OREGON,

County of

} ss.

This instrument was acknowledged before me on

19....., by

as

of

Notary Public for Oregon

My commission expires:

(SEAL)

Hollemon

P.O. Box 235

Gold Beach, OR 97444

GRANTOR'S NAME AND ADDRESS

Leslie Anderson

P.O. Box 751 SBA540B

Portland, OR 97207-0751

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NO CHANGE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

} ss.

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/tile/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 17 AM 11 32

14399

MTC NO: 23826-DN

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of the SW1/4 NE1/4 of said Section 18, said point being West thereon a distance of 463.0 feet from the iron pin marking the Northeast corner of the SW1/4 NE1/4 of said Section 18; thence South 45 degrees West a distance of 279.72 feet to an iron pin; thence continuing South 45 degrees West a distance of 115.0 feet to the centerline of Crescent Creek; thence Northerly and Westerly along the centerline of Crescent Creek to its intersection with the North line of the SW1/4 NE1/4 of said Section 18; thence East along the North line of the SW1/4 NE1/4 of said Section 18, a distance of 25.6 feet to an iron pin; thence continuing East along the North line of the SW1/4 NE1/4 of said Section 18 a distance of 320.4 feet, more or less, to the point of beginning.

ALSO an easement appurtenant to the herein described property described as follows: Together with the perpetual easement for ingress and egress from said property over the Northerly 25 feet of that portion of the SW1/4 NE1/4 and SE1/4 NE1/4 of said Section 18 which lies Southwesterly of the Willamette Highway and Easterly of said described property.

Tax Account No: 2407 018A0 02700
(covers other property)

7-16-90
Lloyd A. Hallen

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19 day
of July A.D., 1990 at 11:32 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 11:32
By Evelyn Biehn County Clerk
Berntha A. Ketsch

FEE 33.00