

OK

17984

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That ALTON FAIRCHILD and LUCY FAIRCHILD,  
Husband and Wife, -----, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto \*\*\*\*

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:

\*\*\*\*ALTON FAIRCHILD AND LUCY FAIRCHILD, TRUSTEES, AND THEIR SUCCESSORS IN  
TRUST, UNDER THE FAIRCHILD LOVING TRUST DATED JULY 17, 1990, AND ANY  
AMENDMENTS THERETO

All that portion of the SE1/4 of SW1/4 of Section 1, Twp. 39 South, Range 9 E. W.M.,  
more particularly described as follows:

Beginning at a point which lies North 89° 06' East a distance of 30 feet and South 0°  
54' East along the East right of way line of Patterson Street a distance of 800 feet  
from the pin which marks the Northwest corner of the SE1/4 of SW1/4 of said Section 1  
and running thence North 89° 06' East 210 feet to a point; thence South 0° 54' East  
100 feet to a point; thence South 89° 06' West 210 feet to a point on the East line  
of Patterson Street; thence North 0° 54' West, on the East line of Patterson Street,  
100 feet to the point of beginning, Klamath County, Oregon.

EXCEPTING THEREFROM THE FOLLOWING: A parcel of land situate in the SE1/4SW1/4 of  
Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County,  
Oregon, being more particularly described as follows: Beginning at a point which lies  
North 89° 06' East a distance of 30 feet and South 0° 54' East along the East line of  
the right of way of Patterson Street, a distance of 900 feet from the iron pin which  
marks the Northwest corner of the SE1/4SW1/4 of Section 1, in Township 39 South, Range  
9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89°  
06' East 93 feet to the Northwest corner of that certain property conveyed to Ed E.  
Ground, et ux by instrument recorded December 18, 1962 in Volume 342, page 100, Deed  
Records of Klamath County, Oregon, thence continuing North 89° 06' East 117 feet to a

(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) ~~of the contract between the parties~~ ~~if not applicable, should be deleted See ORS 91.030~~

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 17 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 author-  
ized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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 Klamath

This instrument was acknowledged before me on  
July 17, 1990, by

ALTON FAIRCHILD AND LUCY  
FAIRCHILD

Notary Public for Oregon

My commission expires: 10/31/91

STATE OF OREGON,

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,

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

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(SEAL)

ALTON FAIRCHILD & LUCY FAIRCHILD

2841 Patterson

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

ALTON FAIRCHILD & LUCY FAIRCHILD

4821 Patterson

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES H. SMITH, ATTORNEY AT LAW

1017 N. RIVERSIDE, #116

MEDFORD, OREGON 97501

NAME, ADDRESS, ZIP

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

ALTON FAIRCHILD & LUCY FAIRCHILD

2841 Patterson

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instru-  
ment 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/instru-  
ment/microfilm/reception No. \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

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

