

OK

18348

BARGAIN AND SALE DEED

Vol. m90 Page 15356



KNOW ALL MEN BY THESE PRESENTS, That Fred W. Koehler, Jr.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Richard R. & Carol Ann O'Reilly - husband & wife 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:

An undivided one-tenth interest in: All that portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the centerthread of Spring Creek and Westerly of Highway No. 97.

EXCEPTING THEREFROM the South 450 feet of the North 900 feet measured perpendicular to the North line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 4.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon, by deed recorded May 29, 1946 in Book 190 at page 21, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a tract of land situated in the NE $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East $\frac{1}{4}$ corner of Section 4, Township 34 South, Range 7 East of the Willamette Meridian; thence South 05 degrees 16' 30" East 169.52 ft. to a 5/8" iron pin on the Westerly right of way line of Highway 97; thence South 09 degrees 46' 38" West along said right of way line 284.86 feet; thence North 89 degrees 04' West parallel to the North line of said NE $\frac{1}{4}$, SE $\frac{1}{4}$ 600 feet, more or less to the center thread of Spring Creek; thence Northwesterly along said center thread of Spring Creek to a point that bears

North 89 degrees 04' West from the point of beginning; thence South 89 degrees 04' East 780 feet, more or less to the point of beginning, with bearings based on recorded survey No. 2480, as recorded in the office of the Klamath County Surveyor.

Subject to easements of Record and those apparent on the land.

(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 \$ 5,000.00

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 31st 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 Klamath

} ss.

This instrument was acknowledged before me on

July 31,

1990, by

Personally appeared
Fred W. Koehler Jr.

Notary Public for Oregon

My commission expires: 1-15-92

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)

FRED W. KOEHLER, JR.

527 Main Street Suite A

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

RICHARD R. O'REILLY

7613 Las Cruces Ave.

Bakersfield, CA 93309

GRANTEE'S NAME AND ADDRESS

After recording return to:

FRED W. KOEHLER, JR.

527 Main Street Suite A

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Fred W. Koehler, Jr.

527 Main Street

Klamath Falls, OR 97601

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 1st day of Aug., 1990, at 11:28 o'clock A.M., and recorded in book/reel/volume No. M90 on page 15356 or as fee/file/instrument/microfilm/reception No. 18348, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mueller Deputy

Fee \$28.00

90 AUG 1 AM 11 28