

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That HELEN E. HAMILTON and LLOYD E. HAMILTON, herein called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HELEN E. HAMILTON and LLOYD E. HAMILTON, husband and wife, and BARBARA E. PADGETT, not as tenants in common but with the right of survivorship, 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 half interest in and to:

The Northeasterly 43 1/3 feet of Lot 1 in Block 60 of Nichols Addition to the city of Klamath Falls, Oregon.

Two portions of Lot 9, Block 60, Nichols Addition to the City of Klamath Falls, Oregon, described as follows: Beginning at a point 138 feet South of the Northeast corner of said Lot 9 on the West line of Lincoln Street; thence Westerly to a point 100 feet West and 92 feet South of the said Northeast corner of said Lot 9; thence Southerly 10 feet, more or less, to the Northwest corner of Lot 1 of said Block 60; thence Southeasterly along the Northeasterly line of said Lot 1 to Lincoln Street; thence North 40.22 feet, more or less, to the point of beginning.

Beginning at a point 98 feet South of the northeast corner of said Lot 9 on the West line of Lincoln Street; thence Westerly to a point 100 feet West and 82 feet South of the said Northeast corner of said Lot 9; thence due South 10 feet; thence Easterly to the West line of Lincoln Street to a point 40 feet South of the point of beginning, thence North along the West line of Lincoln Street to the point of beginning.

The consideration for this deed is love and affection.

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 \$0.00.

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 18th 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.

Helen E. Hamilton
HELEN E. HAMILTON

Lloyd E. Hamilton
LLOYD E. HAMILTON

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named HELEN E. HAMILTON and LLOYD E. HAMILTON and acknowledge the foregoing instrument to be their voluntary act and deed.

(SEAL)

Candy Sue Barden
Before me,
Notary Public for Oregon
My Commissioner Expires 6-22-91

Helen & Lloyd Hamilton
Grantor

Helen & Lloyd Hamilton,
Barbara E. Padgett

Grantee

After recording return to:
Helen & Lloyd Hamilton
1135 Lincoln Street
Klamath Falls, OR 97601

Until a change is
requested, all tax statements
shall be sent to the following address: SAME

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument received for record on the 10th day of Aug., 19 90 at 11:35 clock M., and recorded in book/reel/
volume No. 90 on page 1609 or as fee/file/instrument/microfilm/reception
No. 18755 Recorded 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

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