

20172

WHEN RECORDED MAIL TO:

GIACOMINI & KNIEPS  
ATTORNEYS AT LAW  
706 MAIN STREET  
KLAMATH FALLS, OREGON 97601

MAIL TAX STATEMENTS TO:

ROBERT W. GRAHAM, M.D.  
c/o KLAMATH OPHTHALMOLOGY, P.C.  
1000 PINE STREET  
KLAMATH FALLS, OREGON 97601

(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

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 \_\_\_\_\_ on page \_\_\_\_\_ or as  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.

Witness my hand and seal of County  
affixed.

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

BARGAIN AND SALE DEED

FRANK W. JOHNSON

GRANTOR, conveys to

ROBERT W. GRAHAM

Klamath

County, Oregon:

GRANTEE, the following described real property situate in

All of Grantor's interest in and to:

A portion of Lot 5, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at an iron pin on the Northwest corner of said Lot 5; thence N. 52°42' E. along the Northwestern line of said Lot 5 a distance of 25.5 feet; thence S. 37°18' E. a distance of 26.5 feet; thence S. 52°42' W. a distance of 25.5 feet to the Southwestern line of said Lot 5; thence N. 37°18' W. along the Southwestern line of said Lot 5 a distance of 26.5 feet, more or less, to the point of beginning.

(CONTINUED ON THE REVERSE SIDE HEREOF)

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 SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 48,668.37. However, the actual consideration consists of or includes other property or value given or promised which is [part of the] [the whole] consideration: (\$10,000 cash and assumption of debt in the amount of \$38,668.37.) In construing this deed and where the context so requires, the singular includes the plural.

Dated this 13 day of September, 1990

FRANK W. JOHNSON

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named FRANK W. JOHNSON

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Kirstine L. Prock  
Notary Public for Oregon  
My commission expires 12/16/92

(Official Seal)  
KIRSTINE L. PROCK  
NOTARY PUBLIC - OREGON

My Commission Expires

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knieps  
Attorneys at Law  
706 Main Street  
Klamath Falls, Oregon 97601

County of \_\_\_\_\_  
 State of Oregon  
 I, \_\_\_\_\_, County Clerk,  
 do hereby certify that the foregoing  
 is a true and correct copy of the  
 original as the same appears of record  
 in the office of the County Clerk.

Notary Public  
 for the State of Oregon  
 My Comm. Expires \_\_\_\_\_  
 at \_\_\_\_\_  
 Oreg.

RECORDED  
 INDEXED  
 18552

(REAL PROPERTY DESCRIPTION, CONTINUED:)

A portion of Lots 5 and 6, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at a point on the Northwesterly line of said Lot 5, said point being N. 52°42' E. a distance of 25.5 feet from the Northwest corner of said Lot 5; thence N. 52°42' E. along the Northwesterly line of said Lots 5 and 6 a distance of 60.33 feet to an "X" etched in the concrete sidewalk; thence S. 37°18' E. parallel with the Southwesterly line of Lot 6 a distance of 49.5 feet; thence S. 52°42' W. a distance of 60.33 feet; thence N. 37°18' W. a distance of 49.5 feet, more or less, to the point of beginning.

A portion of Lots 5 and 6, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at a point on the Southwesterly line of said Lot 5, said point being S. 37°18' E. a distance of 89.5 feet from the Northwest corner of said Lot 5; thence S. 37°18' E. along the Southwesterly line of said Lot 5 a distance of 18.15 feet to an iron pin on the Northwesterly line of a 14-foot alley; thence N. 52°42' E. along the Northwesterly line of said alley a distance of 85.83 feet to an iron pin; thence N. 37°18' W. parallel with the Southwesterly line of said Lot 6 a distance of 58.15 feet; thence S. 52°42' W. a distance of 60.33 feet; thence S. 37°18' E. a distance of 40.0 feet; thence S. 52°42' W. a distance of 25.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a portion of Lot 5, Block 48, Nichols Addition, City of Klamath Falls: Beginning at a point on the Southwesterly line of Lot 5, said point being S. 37°18' E., a distance of 89.5 feet from the Northwest corner of said Lot 5, said point also being the most Southerly corner of property conveyed by deed recorded in Volume 331, Page 268, Deed Records of Klamath County, Oregon; thence N. 52°42' E., following the Southeasterly boundary of that property conveyed by aforementioned deed, 25.50 feet to a point; thence N. 37°18' W. 37.5 feet to a point; thence at right angles N. 52°42' E., 1.00 feet to a point; thence again at right angles S. 37°28' E. 60.65 feet to a point on the Northwesterly boundary of that property conveyed to the City of Klamath Falls by deed recorded in Volume 305, Page 362, Deed Records of Klamath County, Oregon; thence along said Northwesterly line S. 52°42' W. 26.50 feet to a point on the Southwesterly line of Lot 5, thence N. 37°18' W. 18.15 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Giacomini & Knieps the 14th day  
 of Sept. A.D., 19 90 at 3:57 o'clock PM., and duly recorded in Vol. M90  
 of Deeds on Page 18551

Evelyn Biehn - County Clerk  
 By Pauline Muelandore

FEE \$33.00

RECORDED  
 INDEXED  
 18552