BARGAIN AND SALE DEED

Vol.<u>M90</u> Page 19243 🛞

20585 KNOW ALL MEN BY THESE PRESENTS, That WILLIAM L. WALES, aka WILLIAM L. WALES JR., and PHYLLIS D. WALES hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the PHYLLIS D. AND WILLIAM L. WALES TRUST

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 ofKlamath, State of Oregon, described as follows, to-wit:

PARCEL 1: A piece or parcel of land situated in ENTERPRISE TRACT NO. 32, Section 3, Township 39 S., R. 9 E.W.M., being more particularly described as follows: Beginning at an iron pipe on the easterly boundary of ENTERPRISE TRACT NO. 32 from which the iron pipe monument marking the SE corner of said tract bears S. 0°21½' W. 1177.05 feet, more or less, and the intersection of the easterly boundary of said tract and the southerly right of way line of Shasta Way (which right of way line is 73.0 feet southerly from the North boundary of Section 3, Township 39 S., R. 9 EWM) bears N. 0°21½' E. 100.00 feet; thence S. 89°50½' W. 120.0 feet to an iron pipe on the easterly boundary of Austin Street; thence S. 0°21½' W. along the said easterly boundary 75.0 feet to an iron pipe: thence along the said easterly boundary 75.0 feet to an iron pipe; thence N. 89°50½' E. parallel to Shasta Way 120.0 feet to an iron pipe on the easterly boundary of said tract; thence N. 0°21½' E. along the easterly boundary of said tract 75.0 feet, more or less, to the point of beginning.

PARCEL 2: Starting at the SE corner of ENTERPRISE TRACT NO. 32, Section 3, Township 39 S., R. 9 E.W.M., an iron pipe, thence N. 0°21½' E. along the East line of Tract 32, 1102.5 feet to an iron pipe which is 175 feet southerly from the southerly line of Shasta Way (said line is 73.0 feet southerly from the North line of Section 3 aforesaid) which pipe is the true beginning point; thence S. 89°50½' W. parallel to Shasta Way 120.0 feet to an iron pipe on the easterly boundary of Austin Street; thence S. 0°21¼' W. along the easterly boundary of Austin Street 75.0 feet to an iron pipe; thence N. 89°50½' E. parallel to Shasta Way 120.0 feet to

[IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE] (CONTINUED ON REVERSE 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 \$......

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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 24 day of Septem dur , 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.

Record of Deeds of said county.

County affixed.

DE LO DE TEL DUG HON NAME LA

Witness my hand and seal of

... Deputy

4512 Clinton Avenue

Klamath Falls, Oregon.

4512 Clinton Avenue

Klamath Falls, Oregon 97603

Until a change is requested all fax statements shall be sent to the following address. William L. and Phyllis D. Wales

use the form of acknowledgment opposite.)			
STATE OF OREGON,)	STATE OF OREGON,		
County of KLAMATH	County of KLAMATH)ss.		
This instrument was acknowledged belore me on			
19 90 by WILLIAM	Le 19 40 by		
WALES, aka WILLIAM L. WALES, JR	R. J. as		
and PHYLLIS D. WALES	01 130000		
	Darath M. Coller 200 1000		
Notary Public for Oregon	n Notary Public for Oregon		
(SEAL) My commission expires:	My commission expires: 1-29-91		
* * * * * * * * * * * * * * * * * * *	STATE OF OREGON,		
i vii sa mora e totaleterais	The state of the s		
	County of		
GRANTOR'S NAME AND ADDRESS	certify that the within instru-		
	ment was received for record on the		
	day of		
	at		
GRANTEE'S NAME AND ADDRESS	SPACE RESERVED in book/reel/volume No		
After recording return to:	POR page or as fee/file/instru-		
William L. Wales	ment/microfilm/reception No		
Will distribute at 111 and 11	minimized by the Children of the state of th		

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(Description continued) an iron pipe on the easterly boundary of said Tract 32; thence N. 0°214 E. along the easterly boundary of said Enterprise Tract No. 32, 75.0 feet, more or less, to the true point of beginning.

A portion of the West half of Lot 1, HOME ACRES SUBDIVISION, PARCEL 3: A portion of the West half of Lot 1, HOME ACRES SUBDIVISION, a platted portion of Klamath County, Oregon, being more particularly described as follows: Beginning at the iron pipe marking the SW corner of Lot 1, HOME ACRES SUBDIVISION; thence N. 0°21'15" E. along the westerly boundary of said Lot 1, 159.75 feet to an iron pipe; thence S. 89°46'45" E. 5.0 feet to an iron pipe; thence S. 0°21'15" W. 75.0 feet to an iron pipe; thence S. 89°46'45" E. 69.95 feet to an iron pipe on the easterly boundary of the West half of said Lot 1; thence S. 0°21'15" W. along said easterly boundary of the West half of said Lot 1, 84.75 feet to an iron pipe on the southerly boundary of said Lot 1; thence N. 89°46'45" W. 74.95 feet, more or less, to the point of beginning.

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PARCEL 4: Lot 6, Block 4, FIRST ADDITION TO BUREKER PLACE.

STATE OF OREGON: COUNTY OF KLAMATH:

				the <u>24th</u>	_ aay
Filed fo	r record at request	ofWm. Wales	o'clock PM., and duly	recorded in Vol. M90	,
of	Sept	A.D., 19 at	on Page	74 <u>.</u>	
U1		ofDeeds	E 1 Piohn 1	County Clerk	
			By Doulese	Mullendore	
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