OK

20585 BARGAIN AND SALE DEED Vol. M90 Page 19243

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 of* Klamath, *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°21¼' 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°21¼' 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°21¼' W. 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°21¼' 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°21¼' 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 $ 0

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole (☐ part) consideration (indicate which). (☐ 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 24th *day of* September, *19*90; *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.

William L. Wales
Phyllis D. Wales

(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 19 90 *by* WILLIAM L. WALES, aka WILLIAM L. WALES, JR., and PHYLLIS D. WALES

Notary Public for Oregon

(SEAL)

My commission expires:

STATE OF OREGON, County of KLAMATH } ss.

This instrument was acknowledged before me on SEPTEMBER 24, 19 90, *by*

as

of

Dorothy M. Geller
Notary Public for Oregon

(SEAL)

My commission expires: 1-29-91

NOTARY PUBLIC STATE OF OREGON

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William L. Wales
4512 Clinton Avenue
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

William L. and Phyllis D. Wales
4512 Clinton Avenue
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of } ss.

I certify that the within instrument 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/instrument/microfilm/reception No.* ....., *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

NAME TITLE

By ..... *Deputy*

'90 SEP 24 PM 3 21

3300

(Description continued) an iron pipe on the easterly boundary of said Tract 32; thence N. 0°21¼' E. along the easterly boundary of said Enterprise Tract No. 32, 75.0 feet, more or less, to the true point of beginning.

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.

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. Wales the 24th day of Sept. A.D., 19 90 at 3:24 o'clock P.M., and duly recorded in Vol. M90, of Deeds on Page 19243.

Evelyn Biehn County Clerk

By Pauline Muelendore

FEE $33.00