

NE **22775** BARGAIN AND SALE DEED Vol. *m90* Page **23156**
KNOW ALL MEN BY THESE PRESENTS, That M. YVONNE BARKER, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PEGGY CODDINGTON,
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:

SEE ATTACHED LEGAL DESCRIPTION

(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 \$ to clear title.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols ①, 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 15th day of November, 1990;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

M. Yvonne Barker
M. Yvonne Barker

STATE OF OREGON, County of Lane) SS.
This instrument was acknowledged before me on Nov 15, 1990
by M. Yvonne Barker
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____

Jeanne M. Geary
Notary Public for Oregon
My commission expires 4-5-93

Barker
GRANTOR'S NAME AND ADDRESS
~~M. Yvonne~~ Coddington
GRANTEE'S NAME AND ADDRESS
After recording return to:
Peggy Coddington
PO Box 909
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NO Change
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) SS.
County of _____
I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME TITLE
By _____ Deputy

23157

MTC NO: 24686

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County,
Oregon:

A parcel of land including Lot 4, Block 39 FIRST ADDITION to the City of Klamath Falls, Oregon, Lot 6 and a portion of Lot 7, Block 17 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, said parcel being more particularly described as follows: Beginning at the most Northerly corner of said Lot 4, Block 39, First Addition to the City of Klamath Falls, Oregon, said point being on the Southeasterly line of Grant Street; thence South 51 degrees 15' East, along the Northeasterly line of said Lot 4 to the most Easterly corner thereof; thence continuing South 51 degrees 15' East to a point on the Southeasterly line of Lot 7, Block 17, Ewauna Heights Addition to Klamath Falls, Oregon, said point being North 39 degrees 05' East a distance of 34.2 feet from the most Southerly corner of said Lot 7; thence continuing South 39 degrees 05' West, along the Southeasterly lines of Lot 7 and Lot 6, Block 17, Ewauna Heights, a distance of 86.6 feet, more or less, to the most Southerly corner of said Lot 6; thence North 50 degrees 55' West along the Southwesterly line of said Lot 6, to the Southeasterly line of Grant Street; thence North 39 degrees 05' East, along the Southeasterly line of Grant Street a distance of 37.0 feet to the Northerly line of said Lot 6; thence continuing North 38 degrees 45' East, along the Southeasterly line of Grant Street a distance of 49.6 feet to the point of beginning.

Tax Account No: 3809 032BD 02500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day
of Nov. A.D., 19 90 at 4:28 o'clock P. M., and duly recorded in Vol. M90,
of Deeds on Page 23156.

Evelyn Biehn . County Clerk

By Darlene Mulder

FEE \$33.00