FORM No. 723-BARGAIN AND SALE DEED (Individual or Corporate). ™ **24800** MTC #24733-DN COPYRIGHT 1990 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97 BARGAIN AND SALE DEED Vol.mg/\_Page\_ **904** KNOW ALL MEN BY THESE PRESENTS, That John Kalita and Eleanor C. Kalita, husband and wife ......, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ... Fred W., Koehler, ... Jr. a general partner dba KLAMATH COUNTRY CORNERS 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: STATE OF HEYADA COUNTY OF ..... on December 5, 1990 SEE LEGAL DESCRIPTION ATTACHED AND MADE personally appeared before me, a Hotary Public In and for sold County and State. John Kalita A PART HEREOF BY THIS REFERENCE and ...... and . respectively Hotory Public NOTARY PUBLIC STATE OF NEVADA County of Clark Sylvia Jane Bush My Appointmen: Expires Dec. 21, 1992 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 \$ 3,750.00 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 <u>5th</u> day of <u>December</u>, 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 author-5 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. John Kalita Eleanor C. Kali NEVADA alite STATE OF GREENN, County of ..... This instrument was acknowledged before me on December......, 1990..., by John Kalita and Eleanor C. Kalita hv as ----of SEE ADDITIONAL NOTARY ACKNOWLEDGEMENT ON ATTACHED Notary Public for Seragon Nevada My commission expires \_\_\_\_\_ John Kalita & Eleanor C. Kalita P.O. Box 1061 STATE OF OREGON, Overton, NV 89040 ss. GRANTOR'S NAME AND ADDRESS County of Fred W. Koehler, Jr. I certify that the within instru-527 Main Street Ste. A was received for record on the ment Klamath Falls, OR 97601 GRANTEE'S NAME AND ADDRESS After recording return to: SPACE RESERVED in book/reelXvolume No..... FOR .... on SAME AS GRANTEE page ..... ..... or as iee/file/instru-RECORDER'S USE Record of Deeds of said county. NAME, ADDRESS, ZIP Witness my hand and seal of Until a change is requested all tax statements shall be sent to the following address. County affixed. SAME AS GRANTEE NAME TITLE NAME, ADDRESS, ZIP By ..... Deputy

That portion of Government Lots 24 and 27 lying Northeasterly of Highway #62 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

That portion of Government Lot 34 lying Northeasterly of Highway #62 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and also the following:

Beginning at a point on the boundary of Oregon state-owned property (surveyed and acquired October 22, 1938) approximately 797.7 feet due North on the quarter corner between Sections 16 and 21, said township and range being the true point of beginning; thence following the state-owned property line North 77 degrees 00' 45" East a distance of 197.3 feet to Station No. 16+87.5 on the West side of the relocated Dalles-California Highway; thence following said right of way line North 4 degrees 30' East a distance of 479.83 feet to the line between Lots 28 and 33, which Station is No. 21+65.9 on the West side of the highway right of way; thence due West approximately 220 feet to the line between Lots 33 and 34; thence due South approximately 522 feet to the point of beginning.

LESS that parcel of land surveyed and acquired by the State of Oregon on August 26, 1946 (Indian Office file 47558) and described as follows:

Beginning at a point on the North line of Lot 33 of Section 16, which point is 221.7 feet East and 1320.8 feet North of the South quarter corner of Section 16, said point also being the most Northerly Northwest corner of that right of way easement over and across the foregoing described property which was approved October 22, 1938; thence along the Westerly line of said easement, South 3 degrees 58' West a distance of 78.42 feet and on the arc of a spiral curve left (the long chord of which bears South 3 degrees 55' West for 125.78 feet) a distance of 125.78 feet to a point opposite Engineer's Station 3261 on the relocated center line of the Dalles-California Highway; thence North 86 degrees 30' West a distance of 20 feet; thence parallel to the West line of said easement, also parallel to and 70 feet Westerly from said relocated center line, on the arc of a spiral curve right (the long chord of which bears North 3 degrees 55' East for 126.05 feet) a distance of 126.05 feet, and North 3 degrees 58' East a distance of 76.87 feet to the North line of said Lot 33; thence North 89 degrees 48' 45" East a distance of 20.05 feet to the point of beginning.

The intent of this document is to release that certain portion reserved by instrument recorded March 17, 1972 in Volume M72, page 2923, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,

FORM NO. 23 - ACKNOWLEDGMENT STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

County of JACKSON

BE IT REMEMBERED, That on this 14/th day of December 19 TC before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named .....

Eleanor C. Kalita

known to me to be the identical individual...... described in and who executed the within instrument and acknowledged to me that....She executed the same freely and voluntarily.

		WHEREOF, I have hereunto set my hand and affixed
/	man Farmers	my official seal the day and year last above written.
	NOTARY PUBLIC - OREGON	Notary Public for Oregon.
	My Commission Expires 2/8/94	My Commission expires

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of <u>Mountain Title Co.</u> the	14th	dav -
of Jan. A.D., 19 91 at 2:07 o'clock P.M., and duly recorded in Vol.	M91	uay
of <u>Deeds</u> on Page 904		,
Evelyn Biehn County Clerk		
FEE \$33.00 By Quellande	An	
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