

NE 249'78

BARGAIN AND SALE DEED

Vol. 91 Page 1227

KNOW ALL MEN BY THESE PRESENTS, That the PHYLLIS D. AND WILLIAM L. WALES TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PHYLLIS D. WALES AND WILLIAM L. WALES, husband and wife, 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°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 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., to an iron pipe, thence N. $0^{\circ}21\frac{1}{4}'$ 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. $89^{\circ}50\frac{1}{2}'$ W. parallel to Shasta Way 120.0 feet to an iron pipe on the easterly boundary of Austin Street; thence S. $0^{\circ}21\frac{1}{4}'$ W. along the easterly boundary of Austin Street 75.0 feet to an iron pipe; thence N. $89^{\circ}50\frac{1}{2}'$ 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.....

~~X However X the actual consideration consists of X includes other property X which X~~

In Witness Whereof, the grantor has executed this instrument this 18 day of January, 1991;

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.

PHYLLIS D. AND WILLIAM L. WALES TRUST

By: Phyllis W. Wales, Trustee

William L. Fisher Trustee

STATE OF OREGON, County of OREGON) ss.

STATE OF OREGON, County of CLATSOP ss.
This instrument was acknowledged before me on January, 18, 1991,
by Phyllis D. Wulan and William L. Wulfsberg RUSTEES

This instrument was acknowledged before me on _____, 19____,

by

as

of

Robert Lee

Notary Public for Oregon

My commission expires 3/15/42

RICHARD J. DUNN
NOTARY PUBLIC-OREGON

STATE OF OREGON,

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/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

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

(Description continued) an iron pipe on the easterly boundary of said Tract 32; thence N. 0°21½' 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. L. Wales the 18th day of Jan. A.D., 19 91 at 11:32 o'clock A M., and duly recorded in Vol. M91 of Deeds on Page 1227
Evelyn Biehn County Clerk
By Pauline M. Henderson

FEE \$33.00