

NE 25978 MTC #25027-N BARGAIN AND SALE DEED Vol. 179/ Page 2916

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR J. HOOD, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BILLY R. BIGGS, JR. 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 LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

(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 \$  
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 @, 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 13 day of February, 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.

Arthur J. Hood  
Arthur J. Hood

STATE OF OREGON, County of COOS  
This instrument was acknowledged before me on February 13, 1991.  
by Arthur J. Hood  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_.  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

Kathy E. Fox  
Notary Public for Oregon  
My commission expires 8/28/93

Kathy E. Fox  
KATHY E. FOX  
NOTARY PUBLIC - OREGON  
My Commission Expires 8/28/93

Arthur J. Hood  
P. O. Box 5527  
Charlston, OR 97420  
GRANTOR'S NAME AND ADDRESS

Billy R. Biggs, Jr.  
5700 Harlan Dr.  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Grantee  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Billy R. Biggs, Jr.  
5700 Harlan Dr.  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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/fic/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
By \_\_\_\_\_ TITLE Deputy

SPACE RESERVED FOR RECORDER'S USE

MTC NO: 25027-N

EXHIBIT "A"  
LEGAL DESCRIPTION

That portion of Lot 8 in Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South 65 degrees 26' East 135 feet from stone monument in center of the Northerly end of Conger Avenue; thence South 57 degrees 44' East 99 feet along the East side of said Avenue; thence North 48 degrees 28' East 80 feet along North side of Avenue; thence South 48 degrees 45' East 5 feet; thence North 41 degrees 15' East 24 feet; thence Northwesterly to a point North 23 degrees 15' East 104 feet from point of beginning; thence South 23 degrees 15' West 104 feet to point of beginning.

Beginning at a point on the Northwesterly line of Lot 5, Block 104, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, as shown on the duly recorded supplemental plat thereof, in the office of the County Clerk of Klamath County, Oregon, which point is North 48 degrees 28' East 80 feet; South 48 degrees 45' East 5.0 feet and North 41 degrees 15' East 24 feet from the most Southerly corner of C.R. Leighton property conveyed to him by Deed recorded March 28, 1921 in Book 55 at page 518; thence North 41 degrees 15' East, along the Northwesterly line of said Lot 5, to the Westerly line of California Avenue; thence North along the Westerly line of said California Avenue, 16.8 feet to the most Southerly corner of N.D. Ginsbach property as conveyed to him by Deed recorded August 25, 1921 in Book 57 at page 125, Deed Records of Klamath County, Oregon; thence following the N.D. Ginsbach's Southerly lines, North 63 degrees 33' West 101.5 feet; thence North 13 degrees 33' West 40.2 feet; thence West 30 feet; thence North 6 feet; thence leaving N.D. Ginsbach property line, West to the Southeasterly line of Stanford Street; thence South 23 degrees 15' West to a point which is North 23 degrees 15' East 104 feet from the Northerly line of Conger Avenue, said point being the most Northerly corner of said C.R. Leighton property; thence Southerly to the point of beginning, being a part of Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co. the 15th day  
of February A.D., 19 91 at 4:38 o'clock P M., and duly recorded in Vol. M91,  
of Deeds on Page 2916.

By Bernetha H. Holt County Clerk

**FEE \$33.00**