

NE

32430

BARGAIN AND SALE DEED

Vol 91 Page 14726

KNOW ALL MEN BY THESE PRESENTS, That JOHN L. LUNDBERG, aka JOHN LOWELL LUNDBERG, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto \*\*\*\*

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:

\*\*\*\* JOHN L. LUNDBERG, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE JOHN L. LUNDBERG LOVING TRUST DATED JULY 24, 1991, AND ANY AMENDMENTS THERETO

#1: (1106 Madison) - The following described property situated in Klamath County, Oregon.

A portion of that parcel of land recorded in Volume 272, page 359, Deed Records of Klamath County, Oregon, described therein as the East half of Tract 72 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said portion thereof being particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the most Northeasterly corner of said Tract 72 of FAIR ACRES SUBDIVISION NO. 1; thence South along the East boundary of same, a distance of 137.17 feet to a 1/2 inch iron pipe; thence South 89° 50 1/2' West parallel with the North boundary of said Tract 179.33 feet, to a 1/2 inch iron pipe; thence North parallel with aforesaid East boundary 64.45 feet to a 1/2 inch iron pipe; thence South 89° 50 1/2' West parallel with aforesaid North boundary of said Tract a distance of 479.67 feet to a 1/2 inch iron pipe on the West boundary of the East half of

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(OVER)

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 consideration (indicate which) (If no sentence between the symbols @ it not applicable should be deleted See ORS 93.930)

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 24 day of July, 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.

John L. Lundberg John Lowell  
JOHN L. LUNDBERG, aka JOHN LOWELL  
LUNDBERG  
Lundberg

STATE OF OREGON, County of Klamath ) ss.  
This instrument was acknowledged before me on July 24, 1991,  
by John L. Lundberg  
This instrument was acknowledged before me on , 19  
by  
as  
of

Notary Public for Oregon  
My commission expires 10-31-91

JOHN L. LUNDBERG  
P.O. BOX 7448  
KLAMATH FALLS, OR 97603  
GRANTOR'S NAME AND ADDRESS

JOHN L. LUNDBERG  
P.O. BOX 7448  
KLAMATH FALLS, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES H. SMITH, ATTY AT LAW  
1017 N. RIVERSIDE, STE #116  
MEDFORD, OR 97501  
NAME, ADDRESS, ZIP

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

JOHN L. LUNDBERG  
P.O. BOX 7448  
KLAMATH FALLS, OR 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
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

aforesaid Tract 72; thence North  $0^{\circ} 11\frac{1}{2}'$  East along said West boundary to a  $\frac{1}{2}$  inch iron pipe marking the Northwest corner thereof; thence North  $89^{\circ} 50\frac{1}{2}'$  East along the North boundary of said Tract, 658.76 feet, more or less, to the point of beginning.

#2: (Six acres next to home) - A portion of Lot 73 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, described as follows:

Beginning at the  $\frac{1}{2}$ " iron pipe marking the Southeasterly corner of said Tract 73 of Fair Acres Subdivision #1; thence North 329 feet to the Northeast corner of said Tract 73; thence West along the North boundary of said tract to a point which is 500 feet East of the Northwest corner of Tract 73; thence running South at right angles to the North line of said tract, a distance of 329 feet, more or less to the South boundary of Tract 73; thence East along the Southerly boundary to the point of beginning.

#3: (10.49 acres/Next to home) - Lot 74, FAIRACRES SUBDIVISION #1, in the County of Klamath, State of Oregon, EXCEPT 5 feet conveyed to Klamath County by instrument dated November 29, 1963, recorded December 5, 1963 in Book 349 at Page 511, Deed Records. (Code 41, Map 3809-35DA, TL100)

#4: (724 Mitchell) - The North 40 feet of Lots 464 and 465 of Block 121, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#5: (Summers Lane) - A tract of land situated in SE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and more particularly described as follows:

Beginning at the Northeast corner of Landis Park which point lies on the Westerly line of Summers Lane; thence North 1 degrees 08' West 144.5 feet to a point; thence North 1 degrees 12' West 326.7 feet to a point; thence South 88 degrees 44' West 200 feet to the point of beginning of the herein described tract of land; thence continuing South 88 degrees 44' West 168.3 feet to a point on the Easterly right of way line of the U.S.R.S. F-7 Lateral; thence South 1 degrees 26' East 150 feet to a point on the Easterly right of way line of said U.S.R.S. F-7 Lateral; thence North 88 degrees 44' East 118.3 feet to the Southwest corner of a tract of land conveyed to Clifton E. Jones, et ux, by Deed Volume 225 at page 503; thence North 1 degree 26' West 70 feet; thence South 88 degrees 44' East 50 feet to the Southwest corner of tract of land conveyed to Carl Woodward, et ux, in Deed Volume 347 at page 56; thence North 1 degree 12' West 80 feet to the point of beginning.

#6: (323 Division) - Lots 18 and 19 in Block 24 of INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (Tax Account No.: 3809 033AB 06700)

#7: (5650 Cottage) - Tract No. 55, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (Tax Account No.: 3909 002AD 03200)

#8: (2438 California) - The North Half of Lots 1 and 2, Block 14, BUENA VISTA ADDITION TO THE CITY OF Klamath Falls, according to the plat of record in the office of the County Clerk, Klamath County, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James H. Smith the 29th day  
of July A.D. 19 91 at 2:08 o'clock P.M., and duly recorded in Vol. M91  
of Deeds on Page 14726.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Mullins