

32646

JACKSON COUNTY TITLE DIVISION
CONTINENTAL LAWYERS TITLE COMPANY

Vol. 1396 Page 14982

502 W. Main Street (P. O. Box 218) Medford, OR 97501 (503) 779-2811

MTC 1396-5556
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

HERBERT SUTTON

hereinafter called the Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

HERBERT W. SUTTON, TRUSTEE UNDER DECLARATION OF TRUST NO. 1989-2 DATED NOVEMBER 24, 1989.

hereinafter called the 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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 \$ 0.00

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 30 day of July, 1991.

"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."

STATE OF OREGON
COUNTY OF JacksonThe foregoing instrument was acknowledged before me this 30 day of July, 1991, by Herbert Sutton

SPACE FOR RECORDER'S USE

Notary Public for Oregon
My commission expires 1/11/92

Mail Tax Statements to:

Grantee
Same as now listed

Parcel 1:

Lots 2 Block 9, Lots 6, 7, 8, 9, 10 and 11 Block 7, all in Arrowhead Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Lot 12, Block 3 Arrowhead Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3:

Lot 1, 2, 3 and 11 in Block 3 of Arrowhead Village according to the Official Plat Thereof on file in the office of the County Clerk of Klamath County.
Easement appurtenant to the property described as follows: A prortion of Lot 1, Block 1 of Arrowhead Village Subdivision recorded in the records of Klamath County to wit: Commencing at a point on the West line of said Lot 1, said point bears North 14° 21' East 74.923 feet from the Southwest corner of said lot; thence continuing along the West line of said lot, North 14° 21' East 74.923 feet; thence South 65° 51' East 26.22 feet to intersect the East line of said lot; thence South 16° 31' West 39.03 feet along said east lot line; thence continuing along said lot line South 2° 11' 45" West 37.90 feet; thence North 65° 51' West 32.02 feet to the point of beginning. Interior 74.923 feet of Southerly 224.77 feet of Lot 1, Block 1, Arrowhead Village Subdivision

Parcel 4:

A parcel of land situated in Lot 1 in Block 1 of Arrowhead Village according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:
Commencing at the Southwest corner of said Lot 1; thence South 65° 51' East 26.22 feet to intersection with the East line of said lot; thence South 16° 31' west 39.03 feet along said East line; thence continuing along said East lot line 2° 11' 45" West 117.5 feet, more or less, to the Southeast corner thereof; thence North 65° 51' West 49.83 feet along the Southerly line of said lot to the true point of beginning. TOGETHER WITH that portion of the Easterly one-half of vacated Pushkin Street which is adjacent to the Westerly boundary of said proeprty.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day
of July A.D. 19 91 at 2:36 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 14982.

Evelyn Biehn, County Clerk

By Douglas M. Henderson

FEE \$33.00

Return: MTC