

NE

35441

BARGAIN AND SALE DEED

Vol. M69 Page 20069

KNOW ALL MEN BY THESE PRESENTS, That Frederick D. Ehlers

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Charles C.  
Ehlers, an undivided one-half interest,  
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:

A parcel of land situated in the South one-half of Lot 6, Section 12,  
Twp. 38 S., R. 8, E.W.M., Klamath County, Oregon, more particularly  
described as follows:

Beginning at an iron pipe marking the Southeast corner of the North one-half of Lot 6 as referred to in Volume M69, Page 9509 Deed Records of Klamath County, Oregon; thence North 89°32'23" West - 914.77 feet along the South boundary of the North one-half of said Lot 6 (this same boundary line recited in above Volume M69, Page 9509, and on Map of Survey No. 471, as bearing North 89°54 1/2' West) to a 5/8 inch iron rod marking the true point of beginning of this description; thence South 17°24'13" East - 350.98 feet to a 5/8 inch iron rod; thence North 89°36'20" West - 959.54 feet to a 5/8 inch iron rod at the high water line of Upper Klamath Lake; thence North 10°10'20" West - 341.01 feet along said high water line to a 5/8 inch iron rod on the aforesaid South boundary of the North one-half of Lot 6; thence South 89°32'23" East 914.77 feet along the South boundary of the North one-half of lot 66 to the true point of beginning, containing 7.20 acres more or less.

(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 \$ 10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is  
part of the 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 27 day of Sept, 1991;  
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-  
ized to do so by order of its board of directors.

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.

FREDERICK D. EHLERS

PUBLIC

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 9-27, 1991,  
by Frederick D. Ehlers

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_.

by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

*Marcie M. Drunker*  
Notary Public for Oregon

My commission expires 11-20-91

Frederick D. Ehlers

GRANTOR'S NAME AND ADDRESS

Charles C. Ehlers

GRANTEE'S NAME AND ADDRESS

After recording return to:

Blair M. Henderson, Atty.  
426 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
2nd day of Oct., 1991,  
at 2:05 o'clock P.M., and recorded  
in book/reel/volume No. 991 on  
page 20069 or as fee/file/instru-  
ment/microfilm/reception No. 35441,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pauline Mueller* Deputy

Fee \$28.00