

OA

36179

K-43533  
BARGAIN AND SALE DEED

Vol. 191 Page 21673



KNOW ALL MEN BY THESE PRESENTS, That JACQUELINE F. MILLER

, hereinafter called grantor,

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

MELVIN B. MILLER

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 ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART HERETO.

(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 \$ ONE DOLLAR

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 30TH day of SEPTEMBER, 1991; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of KLAMATH

The foregoing instrument was acknowledged before me this 4 day of October, 1991, by

Jacqueline F. Miller

Notary Public for Oregon

My commission expires: 10/23/92

STATE OF OREGON, County of ) ss.

The foregoing instrument was acknowledged before me this

, 19, by

, president, and by

, secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

JACQUELINE F. MILLER

GRANTOR'S NAME AND ADDRESS

MELVIN B. MILLER

GRANTEE'S NAME AND ADDRESS

After recording return to:

SOUTH VALLEY STATE BANK

801 MAIN STREET

KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

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

MELVIN B. MILLER

508 SUNSET BEACH RD

KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

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

SPACE RESERVED  
FOR  
RECORDER'S USE

65 8 NOV 8 130 16

## EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

A tract of land situated in the North one half of the Northeast one-quarter of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the stone marking the one-quarter corner common to Sections 12 and 13 bears North 73°03'15" West, 1125.58 feet, said point of beginning being the point of intersection of the centerline tangents number 13 and number 14 of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence North 47°10'55" East 440.67 feet to a 5/8" iron rod; thence South 46°16'02" East, 236.86 feet to a 5/8" iron rod; thence South 21°07'34" East 380.53 feet to a 5/8" iron rod; thence South 15°24'06" West, 94.38 feet to a 5/8" iron rod; thence South 62°48'53" West, 441.51 feet to a point on the centerline tangent number 12 of said 40 foot wide road; thence along said centerline North 18°40'48" West 399.67 feet to the point of intersection of tangents number 12 and number 13; thence continuing along said centerline North 32°45'00" West 158.47 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 17th day  
of Oct. A.D., 19 91 at 8:59 o'clock A.M., and duly recorded in Vol. M91  
of Deeds on Page 21673.

FEE \$33.00

Evelyn Biehn County Clerk

By Dorothy M. Muesel