

NE

36925

BARGAIN AND SALE DEED

Vol. m91 Page 23088

KNOW ALL MEN BY THESE PRESENTS, That KARL F. ANDERSON

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

IRENE C. ANDERSON

, 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:

The East 40 feet of Lots 5 and 6 in Block 46 of LAKEVIEW 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.

(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 \$ to clear title.

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 1st day of November, 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.

Karl F. Anderson
KARL F. ANDERSON

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on November 1, 1991,
by Karl F. Anderson

This instrument was acknowledged before me on

by

as

of

Nancy M. Minnick
Notary Public for Oregon

My commission expires 6/8/92

Karl Anderson

GRANTOR'S NAME AND ADDRESS

Irene Anderson

GRANTEE'S NAME AND ADDRESS

Irene Anderson
607 Van Ness
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

After recording return to:

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

No Change

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
5th day of Nov., 1991,
at 9:03 o'clock A.M., and recorded
in book/reel/volume No. M91 on
page 23088 or as fee/file/instru-
ment/microfilm/reception No. 36925.,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *Nancy M. Minnick* Deputy

Fee \$28.00

NOV 9 1991

EXHIBIT "A"
DESCRIPTION OF PROPERTY

All the following described real property situated in Klamath County, Oregon:

PARCEL 1: A parcel of land situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 25, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin on the South line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 25, said point being East a distance of 485 feet from the Southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 25; and said point being at the Southwest corner of that tract of land described as Parcel No. 3 in Deed Volume 322, page 186, Klamath County Deed Records, thence North 03°13'51" West 300.4 feet to an iron pin on the Southerly boundary of Lakeshore Drive; which iron pin is immediately East of the existing fence and adjoins the same, and which said fence, and said fence if extended, lies along the first course of this description; thence Easterly along the Southerly boundary of Lakeshore Drive a distance of 114.96 feet to a one-half inch iron pin on the Southerly boundary of Lakeshore Drive; thence South 23°37'16" East a distance of 153.34 feet to an iron pin; thence South 70°35' West 128.19 feet to an iron pin; thence South 05°27' East 121.45 feet to the South line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 25; thence West 50 feet along said South line to the point of beginning.
Tax Lot 2500

PARCEL 2: A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Southerly line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ from which the SW corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ bears West, along said Southerly line NW $\frac{1}{4}$ NW $\frac{1}{4}$, 534.96 feet; thence east, along said Southerly line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, 181.49 feet to an $\frac{1}{2}$ inch iron pin; thence leaving said southerly line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ North 23°37'16" West, 178.44 feet to a $\frac{1}{2}$ inch iron pin; thence South 70°31'53" West, along that certain parcel described in Deed Volume M71 page 2800, Klamath County Deed Records, 130.43 feet to $\frac{1}{2}$ inch iron pin; thence South 6°10'21" East continuing along said deeded parcel, 120.72 feet to the point of beginning. Tax Lot 2400

PARCEL 3: A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follow: Beginning at a point on the North side of the Rock Creek Road which point is the following courses and distances from the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, to wit: East 245.90 feet (245 feet by Deed Volume M71, page 2800) North 336 feet; North 21°48' East 56.5 feet; South 70°33' East 57.0 feet; South 85°24' East 123.8 feet; North 89°47' East 30.9 feet to the said point of beginning of the property to be described; thence North 89°47' East 30.9 feet; thence North 87°08' East 84.20 feet to a point; thence North 10.35 feet more or less to the Upper Klamath Lake; thence Northwesterly along Upper Klamath Lake to a point bearing North 11°00' East from the point of beginning; thence South 11°00' West 76.26 feet to the point of beginning, with bearings based on Survey No. 544 filed in the Klamath County Engineers Office. Tax Lot 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 5th day
of Nov. A.D., 19 91 at 8:48 o'clock AM., and duly recorded in Vol. M91
of Mortgages on Page 23085.

Evelyn Biehn County Clerk
By Barbara M. Henderson

FEE \$18.00

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily for grantor's personal, family or household purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

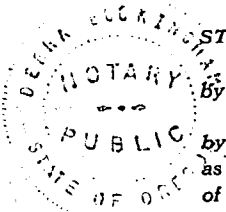
This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

Robert F. Barner
ROBERT F. BARNER

Evelyn E. Barner
EVELYN E. BARNER



STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on November 4, 1991,
By Robert F. Barner and Evelyn E. Barner
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____

Debra Buckham
Notary Public for Oregon
My commission expires 12-19-92

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____

DATED: _____, 19____.

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 881)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Grantor

Beneficiary

AFTER RECORDING RETURN TO
KCTC-COLLECTION DEPARTMENT

SPACE RESERVED
FOR
RECORDER'S USE

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 Mortgages of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy