

NE

39849

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES ARTHUR RIDDELL

hereinafter called grantor,  
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SHANE R. HANCOCK AND  
 LORE G. HANCOCK, HUSBAND AND WIFE

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 tract of land situated in Lot 19, Block 10 of TRACT 1108 -- SEVENTH ADDITION TO SUNSET  
 VILLAGE, being in the SE 1/4 NW 1/4 OF Section 12, Township 39 South, Range 9 East of the  
 Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 19; thence along the boundary of said  
 Lot 19, North 55 degrees 10' 38" East 50.00 feet and North 23 degrees 22' 00" East 100.46  
 feet to the Northeasterly corner of said Lot 19; thence South 27 degrees 30' 43" West  
 61.98 feet; thence South 39 degrees 51' 33" West 83.49 feet to the right of way line of La  
 Jolla Court; thence along the arc of a curve to the right (radius point bears South 52  
 degrees 45' 15" West 50.00 feet and central angle equals 02 degrees 25' 23") 2.11 feet to  
 the point of beginning, containing 915 square feet and with bearings based on said Tract  
 1108.

(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 \$ 0.

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 10 day of January, 1992;

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.

James Arthur Riddell

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 10, 1992,

by James Arthur Riddell

This instrument was acknowledged before me on , 19 ,

by

as

of

Lyle J. Nicholson  
Notary Public for Oregon

My commission expires 4-9-93

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joe & Rosie Keller  
 16412 Garden Drive  
 City 97603  
 NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
 ment was received for record on the  
 15th day of Jan., 1992,  
 at 4:02 o'clock P.M., and recorded  
 in book/reel/volume No. M92 on  
 page 927 or as fee/tile/instru-  
 ment/microfilm/reception No. 39849.  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By R. A. M. M. Deputy

Fee \$28.00

SPACE RESERVED  
 FOR  
 RECORDER'S USE

92 JUN 4 PM 4 51 JUN 26