

NE 42212

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That LEO S. WHARTON

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

LEONA M. WHARTON

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

State of Oregon, described as follows, to-wit:

## PARCEL 1:

A portion of Lot 7, Block 51, NICHOLS ADDITION, to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northwesternly line of Block 51 of Nichols Addition to the City of Klamath Falls, Oregon, distant 104.24 feet from the most Northerly corner of said block; thence Southeasterly and parallel with Tenth Street 120 feet to the Southerly line of Lot 7 in said Block; thence at right angles Southwesterly 25.75 feet to the Southwesterly corner of said Lot; thence Northwesternly parallel with Tenth Street 136 feet; thence at right angles Northeasterly 25.75 feet; thence Southeasterly at right angles 16 feet to the place of beginning. EXCEPT the Southerly 2 feet thereof.

## PARCEL 2:

A portion of Lot 6, Block 51 NICHOLS ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Northwesternly line of Block 51 in Nichols Addition to the City of Klamath Falls, Oregon, distant 130 feet from the Northern corner of said Block; thence Southeasterly parallel with Tenth Street 120 feet to the Southerly corner of Lot 7 in said Block; thence at right angles Southwesterly 10 feet; thence at right angles Northeasterly 10 feet; thence at right angles Southeasterly 16 feet to the place of beginning.

(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 \$.

① 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). ② (The sentence between the symbols ①, 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 13<sup>th</sup> day of March, 1992;

if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Leo S. Wharton

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on March 13, 1992,

by Leo S. Wharton

This instrument was acknowledged before me on , 19 ,

by



OFFICIAL SEAL of  
TINA M. DE BORTOLI  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 003077  
MY COMMISSION EXPIRES NOV. 22, 1994

Tina M. DeBortoli

Notary Public for Oregon

My commission expires

11-22-94

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

LEO S. WHARTON  
924 JEFFERSON ST  
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

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

LEONA M. WHARTON  
924 JEFFERSON ST  
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 tee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

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RECORDED

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(CONTINUED PARCEL 2:)

TOGETHER WITH that portion of vacated Jefferson Street adjacent to the above described parcels of land, vacated by Ordinance No. 270, recorded February 25, 1958 in Volume 297, page 587, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Leo Wharton the 13th day of March A.D., 19 92 at 4:46 o'clock P. M., and duly recorded in Vol. M92 of Deeds on Page 5337.

FEE \$35.00

Evelyn Biehn- County Clerk

By Audrey Mullins