

45705

-BARGAIN AND SALE DEED- Vol. 92 Page 12078

W. PETER BRANDSNESS and SHARI M. BRANDSNESS, husband and wife, Grantors, convey to WILLIAM S. BECHEN and DONNA R. BECHEN, husband and wife, Grantees, the following described real property situated in the County of Klamath, State of Oregon described as:

A Tract of land situated in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 11, 14, and 15 and vacated street in Nob Hill Addition to Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly right of way line of Wade Circle, said point being North 64 degrees 19' 00" East 60.00 feet from the most Northerly corner of Lot 1, Block 5, of Tract 1145-Nob Hill Replat, a duly recorded subdivision; thence North 64 degrees 19' 00" East 120.00 feet to a 5/8 inch iron pin designated as point A; thence South 61 degrees 54' 39" East 118.32 feet to a 5/8 inch iron pin designated as point B; thence South 25 degrees 59' 00" West 167.91 feet to a 5/8 inch iron pin on the Northerly right of way line of said Wade Circle, said point being on a curve (radius point bears North 25 degrees 59' 00" East 270.00 feet); thence along the arc of said curve to the right (central angle = 38 degrees 20' 00") 180.64 feet; thence North 25 degrees 41' 00" West 32.12 feet to the point of beginning, with bearings based on said Tract 1145-Nob Hill Replat.

The true and actual consideration for this transfer is an exchange of other property.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantees at: 2029 Park Street, Klamath Falls, OR 97601.

DATED this 3 day of June, 1992.

W. Peter Brandness

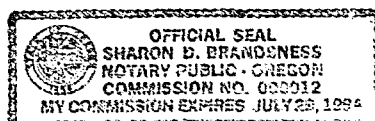
Shari Brandness

STATE OF OREGON)
) ss. June 3, 1992.
County of Klamath)

Personally appeared the above-named W. PETER BRANDSNESS and SHARI M. BRANDSNESS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 07-29-94

Per:
BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day of June A.D., 19 92 at 11:05 o'clock AM, and duly recorded in Vol. M92 of Deeds on Page 12078.

FEE \$30.00

Evelyn Biehn - County Clerk
By Pauline M. [Signature]

1992 JUN 4 AM 11 05