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46884

BARGAIN AND SALE DEED

Vol. m92 Page 14319

KNOW ALL MEN BY THESE PRESENTS, That Arthur H. Patterson, aka A. H. Patterson, and Niletta Patterson, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Patterson Construction, Inc., 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:

Lot 25 of Independence Tracts according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also the following described parcel of land situate in the SE 1/4 SW 1/4 of Section 33 Township 38 S.R. 9 E.W.M. more particularly described as follows: Beginning at a point on the township line between Section 33 Township 38 S.R. 9 E.W.M. and Section 4 Township 39 S.R. 9 E.W.M. which is South 89°26' West 25 feet from the intersection of said township line with the West line of Owens Street (platted Front Street on the plat of Mills Second Addition to the City of Klamath Falls; thence South 39°26' West 288.83 feet along said township line to the Southwest corner of a parcel of land deeded to W. D. Miller by deed Vol. 154 page 164, Klamath County Deed Records; thence North 0°45' West 130 feet; thence North 89°26' East 165 feet to the East line of Lot "A" Block 2 Industrial Addition to the City of Klamath Falls, extended Southerly; thence North 0°45' West 30.85 feet along the Southerly extension of the East line of said Lot "A" to the Southwesterly right of way line of the O.C. & E. Railroad Company's spur track; thence Southeasterly along said right of way line which is the arc of a circle whose radius is 430.69 feet, a distance of 239.6 feet, more or less, to the West line of Owens Street; thence South 0°49 1/2' East 22.1 feet along the West line of said street to the Northeast corner of a parcel of land deeded to the City of Klamath Falls recorded in Vol. 103 page 601; thence South 89°26' West 25 feet; thence South 0°49 1/2' East 55 feet to the point 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 \$ none.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 30 day of June, 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.

Arthur H. Patterson
Niletta Patterson

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on June 30, 1992,
by Arthur H. Patterson and Niletta Patterson

This instrument was acknowledged before me on June 30, 1992,
by Niletta Patterson

as _____
of _____

Karen L. Bull
KAREN L. BULL Notary Public for Oregon

My commission expires 7-4-94My Commission Expires 7-4-94

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

PATTERSON CONSTRUCTION
1650 OWENS ST.
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of June, 1992, at 11:57 o'clock A.M., and recorded in book/reel/volume No. M92 on page 14319 or as fee/file/instrument/microfilm/reception No. 46884, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Dorlene M. Mendenhall, Deputy

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