

NL  
53756

BARGAIN AND SALE DEED

Vol. 92 Page 26731

KNOW ALL MEN BY THESE PRESENTS, That Klamath County, A Public Corporation of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Thomas J. Gallacher

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 located in the NW1/4 of Section 31, Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast Corner of the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East, Willamette Meridian; thence N89°04'28"W, along the North boundary of Section 31, 55.86 feet to the East boundary of a street commonly referred to as Main Street extension, said point also being the most Northerly Corner of a Tract of land described in Volume 322, Page 510 of the Deed Records of Klamath County; thence S64°44'47"E, along the boundary of said Tract, 100.00 feet; thence S25°15'13"W, parallel with Highway 97 and Main Street extension, 50.00 feet; thence N64°44'47"W, 15.01 feet to the East Line of the NW1/4 NW1/4 of said Section 31; thence along said line S00°13'33"W, 300.33 feet to a point on the South boundary of the property described in Volume 226, Page 180 of the Deed Records of Klamath County; thence S89°04'28"E, along said South boundary 185.29 feet to the Southeast Corner thereof; thence N25°15'13"E, along the Easterly boundary of said property 418.00 feet to the North Line of Section 31; thence N89°04'28"W, along the North Line of said Section, 362.14 feet to the point of beginning, containing 2.38 acres, more or less. The basis of bearings for this description is Survey No. 2310, on file in the office of the Klamath County Surveyor.

(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 \$ 675.00

~~However, the actual consideration consists not only of the cash paid but also of the property described in the deed which is part of the consideration and which is hereby acknowledged as such.~~

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<sup>th</sup> day of November, 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.

Harry Fredricks, Chairman of the Board  
Ed Kentner, County Commissioner  
Wes Sine, County Commissioner

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

This instrument was acknowledged before me on November 10, 1992, by Harry Fredricks, Chairman of the Board, Ed Kentner and Wes Sine as Commissioners of Klamath County, A Public Corporation of the State of Oregon.



OFFICIAL SEAL  
LINDA A. SEATER  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 006936  
MY COMMISSION EXPIRES MAY 20, 1995

My commission expires 5/20/95

Klamath County Commissioners  
Courthouse Annex, 305 Main St.  
Klamath Falls, OR 97601

Grantor's Name and Address

Thomas J. Gallacher  
P.O. Box 1002  
Ben Lomand, CA 95005

Grantee's Name and Address

Thomas J. Gallacher  
P.O. Box 1002  
Ben Lomand, CA 95005

After recording return to (Name, Address, Zip):

Thomas J. Gallacher  
P.O. Box 1002  
Ben Lomand, CA 95005

Until requested otherwise send all tax statements to (Name, Address, Zip):

Thomas J. Gallacher  
P.O. Box 1002  
Ben Lomand, CA 95005

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 10th day of Nov., 1992, at 3:21 o'clock P.M., and recorded in book/reel/volume No. M92 on page 26731 or as fee/file/instrument/microfilm/reception No. 53756, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Pauline M. Mullen, Deputy

Fee \$30.00