

NL
55747

BARGAIN AND SALE DEED

Vol. m92 Page 30892



KNOW ALL MEN BY THESE PRESENTS, That LAYNE C. HENDERSON and LUCILLE M. HATHAWAY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LAYNE C. HENDERSON & JOHN DAVID ASHFORD, NOT AS TENANTS IN COMMON, BUT WITH RIGHT OF SURVIVORSHIP 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 Parcel of land situated in the 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 intersection of the centerline of the Enterprise Irrigation Canal and the East right of way of Patterson Street, said point being North 0 degrees 13' West a distance of 15.0 feet from the 3/8 inch iron pin marking the Northwest corner of Lot 31, "Valley View" subdivision, a duly recorded subdivision plat; thence North 0 degrees 13' West along the East right of way line of Patterson Street a distance of 15.0 feet to a one-half inch iron pin; thence continuing North 0 degrees 13' West along the East right of way line of Patterson Street a distance of 98.00 feet to a one-half inch iron pin; thence North 89 degrees 47' East at right angles to Patterson Street a distance of 120.00 feet to the East line of said "Valley View" subdivision; thence, South 0 degrees 13' East along the East line of said subdivision a distance of 63.67 feet to a one-half inch iron pin; thence continuing South 0 degrees 13' East along the East line of said subdivision a distance of 15.0 feet to the centerline of the Enterprise Irrigation Canal; thence South 73 degrees 49' West along the centerline of said canal a distance of 124.82 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 \$ 41,017.27

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols ~~0~~, if not applicable, should be deleted. See ORS 92.030.)

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 5th 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 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.

Layne C. Henderson
LAYNE C. HENDERSON
Lucille M. Hathaway
LUCILLE M. HATHAWAY
Josephine M. Hathaway
JOSEPHINE M. HATHAWAY

STATE OF OREGON, County of _____ ss.

This instrument was acknowledged before me on 12/22, 1992,
by LAYNE C. ASHFORD F.K.A. LAYNE C. ASHFORD & LUCILLE M. HATHAWAY
This instrument was acknowledged before me on _____, 19____,
by _____

Walt Veldink
WALT VELDINK
NOTARY PUBLIC - OREGON
My Commission Expires 1/2/94

Notary Public for Oregon

LAYNE C. HENDERSON, LUCILLE M. HATHAWAY
3015 Patterson St.
Klamath Falls, Or. 97603
Grantor's Name and Address

LAYNE C. HENDERSON, JOHN DAVID ASHFORD
3015 Patterson St.
Klamath Falls, Or. 97603
Grantee's Name and Address

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

LAYNE C. HENDERSON, JOHN DAVID ASHFORD
3015 Patterson St.
Klamath Falls, Or. 97603

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

SAMS AS ABOVE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of Dec., 19 92, at 11:25 o'clock A.M., and recorded in book/reel/volume No. M92 on page 30892 or as fee/file/instrument/microfilm/reception No. 55747, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *Pauline Mullenders* Deputy

Fee \$30.00