

65969

BARGAIN AND SALE DEED

Vol. 1993 Page 19718

KNOW ALL MEN BY THESE PRESENTS, That **BATISTA MILANI** and **JUANITA MILANI**, hereinafter called grantor,

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

CARL DOAN and **CLARA DOAN**

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:

SEE ATTACHED EXHIBIT "A"

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.

(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 \$ **220,000.00**

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ®, if not applicable, should be deleted. See OPS 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 **13th** day of **July**, 19 **93**, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Batista Milani
Juanita Milani

BATISTA MILANI

JUANITA MILANI

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of **Deschutes**

The foregoing instrument was acknowledged before me this **July 13**, 19 **93**, by

BATISTA MILANI and **JUANITA MILANI**

OFFICIAL SEAL

RENEE HARRIS

NOTARY PUBLIC-OREGON

COMMISSION NO. 024289

MY COMMISSION EXPIRES MAY 4, 1997

My commission expires:

5-4-97

(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

, 19 , by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

Batista and Juanita Milani

GRANTOR'S NAME AND ADDRESS

Carl and Clara Doan
1011 Valley River Way, #116-B352
Eugene, OR 97401

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carl and Clara Doan
1011 Valley River Way, #116-B352
Eugene, OR 97401

NAME, ADDRESS, ZIP

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

Carl and Clara Doan
1011 Valley River Way, #116-B352
Eugene, OR 97401

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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 fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

A parcel of land containing 1.06 acres, shown as parcel "C" on Record Survey No. 2570 platted by Raymond E. Oman on 14 November 1977 on record with Klamath County Surveyor, and shown on County Tax Maps circa 1977 as Tax Lots 2409-3031-1200-1300, and -1400, and being a part of the OTLRR Depot Grounds, a part of the OTLRR Tracks and a part of Riverview Street vacated 8 May 1935 as shown on the original Plat of Crescent dated 1910, and lying Northwest of the present right of way line of U. S. Highway 97 which has absorbed Railroad Avenue, all situated in the NE 1/4 SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point along the Northwest right of way line of U. S. Highway 97, 50 feet from the centerline thereof and at the projected centerline of Jones Street; THENCE along said right of way line, S 38° 58' 09" West 10.00 feet to a point, a railroad spike in the pavement; THENCE along a line at a right angle to said highway, N 51° 01' 51" W 261.66 feet to a point along the Southeast right of way line of the Klamath Northern Railroad and 50 feet from the centerline thereof, a #5x30" steel rod; THENCE along part of a 1932.29 foot radius curve left, the chord of which bears N 17° 44' 39" E 36.85 feet to a point, a #5x30" steel rod at the intersection of said railroad right of way and the centerline of Riverview Street vacated; THENCE along said vacated

centerline N 38° 58' 09" E 130.65 feet to a point, a #5x30" steel rod being the northwest corner of the Woodsman Motel Parcel; THENCE along said Motel Parcel, S 51° 01' 51" E 275.00 feet to a point along the Northwest right of way line of U. S. Highway 97 and 50 feet from the centerline thereof, a #5x48" steel rod; THENCE along said highway right of way, S 38° 58' 09" W 155.00 feet to the point of beginning.

SUBJECT TO:

(1) Easements, conditions and restrictions of record and Contract of Sale including the terms and provisions thereof by and between Batista Milani and Juanita Milani, Sellers and Carl Doan and Clara Doan, husband and wife, as Buyers, as disclosed by Memorandum of Contract dated October 29, 1980, recorded October 31, 1980, in volume M80, page 21181 Deed Records of Klamath County, Oregon as admended by Amendment of Business Sale Agreement between the above parties to correct the property description dated December 2, 1980, recorded December 9, 1980, in volume M80, page 23825, Deed Records of Klamath County, Oregon.

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 9th day
of _____ Aug. _____ A.D. 19 93 at 11:58 o'clock _____ A.M., and duly recorded in Vol. _____ M93
of _____ Deeds _____ on Page 19718
Evelyn Biehn County Clerk
By _____

FEE \$35.00