

83335

07-06-94A1048 RCVD BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That

LeClaire R. Angus, Aileen Z. Angus and Jack R. Friberg, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Larry Ruiz and Lorita Ruiz

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: A parcel of land located in the S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, T.37S., R.9E., W.M., Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the easterly right-of-way line of Old Fort Road as established by Order in Commissioner's Journal I, Page 354, July 6, 1888, from which point the southeast corner of Section 33, T.37S., R.9E., W.M. bears S 89° 48'18" E 2032.72 feet and S 01° 22'42" W 1977.55 feet distant; thence along said easterly right-of-way line S 29° 20' 30" E 136.18 feet; thence S 37° 20'50" E 276.55 feet to its intersection with the westerly right-of-way line of the new alignment of Old Fort Road as located during Record of Survey No. 4047 on file in the office of the Klamath County Surveyor; thence following said westerly right-of-way line 11.52 feet along the arc of a 666.62 foot radius curve to the right, the long chord of which bears N 12° 39'38" W 11.52 feet; thence N 12° 09'56" W 96.98 feet; thence 256.57 feet along the arc of a 606.89 foot radius curve to the left, the long chord of which bears N 24° 16'36" W 254.66 feet to a point on the north line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 33; thence N 89° 48'18" W 106.83 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

How much of the consideration is in cash? (Indicate which) (The sentence between the symbols $\textcircled{1}$, 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 7th day of July, 1987, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Multnomah

July 7, 1987

STATE OF OREGON, County of

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Personally appeared

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

and acknowledged the foregoing instrument to be their voluntary act and deed.

NOTARY PUBLIC
OFFICIAL SEAL
My commission expires 10/14/88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

LARRY RUIZ
Box 55971
PORTLAND, OR. 97238-5971

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of July, 1994, at 10:48 o'clock A.M., and recorded in book M94 on page 20875 or as file/reel number 83835, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By [Signature] Deputy

Fee \$30.00