

83904

07-07-94 11:25 RCVD

BARGAIN AND SALE DEED

Vol 1994 Page 21022

KNOW ALL MEN BY THESE PRESENTS, That SYDNEY LEA DRISCOLL

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
RAYMOND J. DRISCOLL, JR., hereinafter called grantor,
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 Exhibit A and B attached

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 \$

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (If the sentence between the symbols @, if not applicable, should be deleted. See ORS 93.090.)
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.

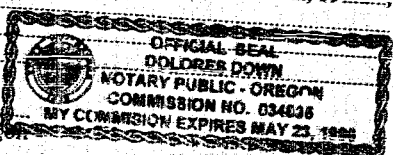
In Witness Whereof, the grantor has executed this instrument this 29 day of June, 1994;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

Sydney Lea Driscoll

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on June 29, 1994
by Sydney Lea Driscoll
This instrument was acknowledged before me on
by
as
of

My commission expires 5-23-98
Notary Public for Oregon



Sydney Lea Driscoll
Marion Apartments
Klamath Falls, Or 97601
GRANTOR'S NAME AND ADDRESS
Raymond J. Driscoll Jr.
1230 Sunset Beach Road
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Raymond J. Driscoll, Jr.
1230 Sunset Beach Road
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Raymond J. Driscoll Jr.
1230 Sunset Beach Road
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of
I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

TL 500

21023

Beginning at the Northeasterly corner of Lot A, Sunset Beach; thence along the Northeasterly line of said Lot A, Southeasterly along the arc of a 14 degrees 04' 45" curve to the left, 166.20 feet to the point of tangency of said curve; thence continuing along the Northeasterly line of said Lot A, South 44 degrees 52' East 184.54 feet to a point; said point being North 44 degrees 52' West, 90.22 feet from the Southeasterly corner of said Lot A; thence North 87 degrees 39' 00" West 171.37 feet to a point; thence North 49 degrees 17' West 81.70 feet to the Southeasterly corner of a parcel described in Deed Volume 355, page 81; thence along the Northeasterly line of said parcel, North 30 degrees 26' 30" West 128.50 feet to the Northeasterly corner of said parcel; thence along the Northwesterly line of said parcel, South 67 degrees 49' West 38.37 feet to a point on the Northwesterly line of said parcel; thence North 12 degrees 10' West 25.64 feet to the Northwesterly corner of said Lot A; thence along the Northwesterly line of said Lot A, North 53 degrees 43' East 147.50 feet to the point of beginning.

ALSO beginning at the Southeasterly corner of Lot 15, Sunset Beach, Klamath County, Oregon; thence South 53 degrees 43' West along the Southeasterly line of said Lot 15, 147.5 feet to the Southwesterly corner of said Lot 15; thence North 43 degrees 48' 23" West 62.21 feet, more or less, to a point; said point being on the high water line of Upper Klamath Lake; thence North 71 degrees 19' 20" East, 171.37 feet, more or less, to a point on the Northeasterly line of said Lot 15; thence South 21 degrees 28' East, 9.20 feet, more or less, to the point of beginning.

Exhibit B
LEGAL DESCRIPTION

Lot 17 and a portion of Lot 16, SUNSET BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the right of way line of Sunset Drive, said point also being on the Northeasterly line of Lot 16 of Sunset Beach, said point also being the end of a 16.26 degree curve to the right; thence South 21 degrees 28' East, along said right of way a distance of 15.73 feet; thence South 71 degrees 19' 20" West a distance of 130.57 feet; more or less, to the shoreline of Upper Klamath Lake; thence North 08 degrees 33' West along said shoreline a distance of 41.50 feet, more or less, to the intersection of said shoreline and the Northerly lot line of Lot 16; thence North 53 degrees 43' East, 119.55 feet, more or less, to the Northeasterly corner of said Lot 16; thence along the Southwesterly right of way line of Sunset Drive and along a 16.259 degree curve to the right, 62.86 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of July A.D., 19 26 at 11:25 o'clock AM., and duly recorded in Vol. M94
of Deeds on Page 21022

FEE \$ 35.00

Evelyn Biehn - County Clerk

By Evelyn Biehn