

87111

08-30-94P02:27 R/V

BARGAIN AND SALE DEED

Vol. m94 Page 271759

KNOW ALL MEN BY THESE PRESENTS, That BENJAMIN F. BALME and LENOR BALME, husband and wife, and MICHAEL CASEY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BENJAMIN F. BALME and LENOR BALME, husband and wife, as to an undivided 1/3 interest and **see Grantees continued hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the improvements, 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 LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

**Grantees continued - MICHAEL J. CASEY and TERREL WAGSTAFF, husband and wife, as to an undivided 1/3 interest

THE INTENT OF THIS DEED IS TO CLARIFY THE INTERESTS OF THE GRANTEES AND THEIR VESTING.

(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 \$ 1.00

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 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 hereon apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of June, 1994. 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

BENJAMIN F. BALME
LENOR BALME
MICHAEL J. CASEY

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 24, 1994, by BENJAMIN F. BALME, LENOR BALME and MICHAEL J. CASEY

This instrument was acknowledged before me on June 24, 1994, by

as



Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/95

BENJAMIN F. BALME et al
2580 CAMPUS DRIVE
KLAMATH FALLS OR 97601

Grantor's Name and Address

BENJAMIN F. BALME et al
2580 CAMPUS DRIVE
KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):
BENJAMIN F. BALME et al
2580 CAMPUS DRIVE
KLAMATH FALLS OR 97601

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

NO CHANGE

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of June, 1994, 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

33039-KR

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Easterly line of that parcel described in Volume M69, page 5894, Deed Records of Klamath County, Oregon, which point bears North 0 degrees 51' East a distance of 549.15 feet from the center one-quarter corner of said Section 20; thence North 87 degrees 49' West a distance of 194.8 feet to a point; thence South 02 degrees 38' 30" West a distance of 35.0 feet to a point; thence along the arc of a curve to the right, (having a radius of 100.5 feet and a long chord bearing South 13 degrees 39' 20" West 38.4 feet) a distance of 38.45 feet to a point; thence along the arc of a curve to the left (having a radius of 74.5 feet and a long chord bearing South 18 degrees 52' 05" West 15.06 feet) a distance of 15.09 feet to a point on the Easterly line of Campus Drive as the same is presently located and constructed; thence along said Easterly line and along a circular curve to the right (having a radius of 1004.93 feet and a long chord bearing South 03 degrees 50' 50" West, 210.87 feet) a distance of 20.89 feet to a point; thence leaving said Easterly line, South 87 degrees 49' East a distance of 210.13 feet to an iron pin on the East line of said SE1/4 NW1/4; thence North 0 degrees 51' East, along said East line, a distance of 107.95 feet to the point of beginning.

EXCEPTING THEREFROM the East 85.0 feet thereof.

SUBJECT TO: Mortgage recorded on January 27, 1983 in Volume M83, page 1453, Microfilm Records of Klamath County, Oregon executed by Michael Casey in favor of Kenneth L. Tuttle, M.D., P.C., Employees Profit Sharing and Pension Plan and R. J. Otteman, M.D., P.C., Employees Profit Sharing and Pension Plan; Mortgage recorded September 23, 1980 in Volume M80, page 18213, Microfilm Records of Klamath County, Oregon executed by Benjamin F. Balme and Lenor Balme, husband and wife in favor of Klamath Orthopedic Clinic Employees Profit Sharing Trust #1000195-6, as Mortgagee; and Mortgage recorded March 3, 1983 in Volume M83, page 3260, Microfilm Records of Klamath County, Oregon executed by Benjamin F. Balme and Lenor Balme, husband and wife in favor of Klamath Orthopedic Clinic, P.C. Employees Money Purchase Pension Trust 1-1000195-6 B.F.B., as Mortgagee.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day
of Aug A.D., 1984 at 2:17 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 27175

Fee \$35.00

Evelyn Biehn - County Clerk

By Quintana Miller