

NA

90829

11-09-94A11:21 RCVD

BARGAIN AND SALE DEED

Vol. may Page 34571

KNOW ALL MEN BY THESE PRESENTS, That

NELVA L. MEYER who acquired title as

NELVA L. PURDY

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CLINTON J. MEYER

AND NELVA L. MEYER, husband and wife, as tenants by the entirety

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 Legal Description attached hereto  
and made a part hereof

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$10.00 to create tenancy by the entirety

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of November, 1994; 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Nelva L. Meyer  
Nelva L. Meyer formerly

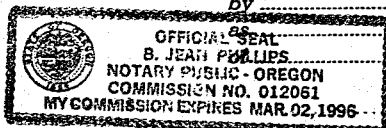
Nelva L. Purdy  
Nelva L. Purdy

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on November 8, 1994,  
by Nelva L. Meyer formerly Nelva L. Purdy

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by



B. Jean Phillips  
Notary Public for Oregon  
My commission expires 3-2-96

Nelva L. Meyer  
5215 S. Etna  
K. Falls, OR 97603

Grantor's Name and Address

Clinton J. & Nelva L. Meyer  
5215 S. Etna  
K. Falls, OR 97603

Grantee's Name and Address

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

Clinton J. & Nelva Meyer  
5215 S. Etna  
Klamath Falls Oregon 97603

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

Same as above

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A tract of land in the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the SE corner of Lot 16 of SUMMERS HEIGHTS, a platted subdivision in Klamath County, Oregon, thence South along the East line of said SUMMERS HEIGHTS a distance of 30 feet to the South line of the SW1/4 of the NW1/4 of said Section 14; thence Easterly 50 feet along said line to an iron pin; thence North 12 degrees 00' East a distance of 470.25 feet to an iron pin, which is also the intersection of the Southwesterly line of South Etna Street; thence South 37 degrees 18' East along said line a distance of 82.36 feet to an iron pipe, which is also the true point of beginning of this description; which is also a point of tangent of aforementioned street right of way; thence South 29 degrees 42' East a distance of 110.00 feet to an iron pin; thence North 49 degrees 30' East a distance of 137.74 feet to an iron pin on the Westerly boundary line of the U.S.R.S. lateral A-3-D; thence Northwesterly along the Westerly line of said A-3-D lateral a distance of 127.52 feet to an iron pipe; thence South 49 degrees 30' West a distance of 184.70 feet to the true point of beginning.

SUBJECT TO a perpetual right of way and easement over and across the Southwesterly 50 feet of the above described property for roadway and utilities.

SUBJECT ALSO to building restrictions recorded in Volume 240, page 150, Deed Records of Klamath County, Oregon.

**PARCEL 2**

A tract of land in the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the SE corner of Lot 16 of SUMMERS HEIGHTS, a platted subdivision in Klamath County, Oregon, thence South along the East line of said SUMMERS HEIGHTS a distance of 30 feet to the South line of the SW1/4 of the NW1/4 of said Section 14; thence Easterly 50 feet along said line to an iron pin; thence North 12 degrees 00' East a distance of 470.25 feet to an iron pin, which is also the intersection of the Southwesterly line of South Etna Street; thence South 37 degrees 18' East along said line a distance of 82.36 feet to an iron pipe, which is also a point of tangent of aforementioned street right of way; thence South 29 degrees 42' East a distance of 110.0 feet to an iron pin; and the true point of beginning also being the SW corner of M71, page 3689; thence South 29 degrees 42' East a distance of 20 feet; thence North 49 degrees 30' East parallel to the South line of Volume M71 page 3689 a distance of 137.74 feet to an iron pin on the Westerly border of the U.S.R.S. Lateral A-3-D; thence Northwest along said Westerly line a distance of 20 feet more or less, the Southeast corner of Volume M71 page 3689; thence South 49 degrees 30' West along said M71 page 3689 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 9th day  
of Nov A.D., 19 94 at 11:21 o'clock A M., and duly recorded in Vol. M94,  
of Deeds on Page 34571.

Evelyn Biehn County Clerk  
By Michelle Mullendor

FEE \$35.00