

NA
90859

11-09-94P03:19 RCVD

BARGAIN AND SALE DEED

COPYRIGHT 1984

Vol. m94 Page 34620

KNOW ALL MEN BY THESE PRESENTS, That Klamath County, A Public Corporation of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Russell Bundy & Joan Bundy, 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:

A portion of Lot 20, Block 1, Tract 1083 Cedar Trails, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the most Easterly corner of said Lot 20; thence S89°56'48" W a distance of 623.56 feet to a 1/2 inch iron pin on the cul-de-sac at the end of Pearson Butte Trail (formerly Bear Ridge Trail); thence along the arc of a curve to the left (central angle 85°33'03", Radius = 50) 37.33 feet to a point; thence in a Northeasterly direction to a point on the Easterly side of said Lot 20, said point being S38°21'51" E a distance of 10 feet from the most Westerly corner of Lot 1, Block 1, Cedar Trails; thence S38°21'51" E along the Easterly side of said Lot 20, a distance of 534.13 feet to a 1/2 inch iron pin and the true 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 \$ 5,500.00.

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,500.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,500.00.~~

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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 8, 1994,

by F. Jean Elzner and Ed Kentner

as Commissioners of Klamath County, A Public Corporation of the State of Oregon.

Notary Public for Oregon
My commission expires May 20, 1995



OFFICIAL SEAL
LINDA A. SEATER
NOTARY PUBLIC - OREGON
COMMISSION NO. 006936
MY COMMISSION EXPIRES MAY 20, 1995

Klamath County Commissioners
403 Pine Street, Suite 300
Klamath Falls, OR 97601

Grantor's Name and Address
Russell & Joan Bundy
26010 A Highway 66
Keno, OR 97627

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

Russell & Joan Bundy
26010 A Highway 66
Keno, OR 97627

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

Russell & Joan Bundy
26010 A Highway 66
Keno, OR 97627

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of Nov, 1994 at 3:19 o'clock P.M., and recorded in book/reel/volume No. M94 on page 34620 or as fee/file/instrument/microfilm/reception No. 90859, Record of Deeds of said County.

Witness my hand and seal of County attixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Muller Deputy

Fee \$30.00