

1876

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That GENE DAVID O'CONNELL

hereinafter called grantor, THOMAS E. MANLY AND EVELYN M. MANLY

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THOMAS E. MANLY AND EVELYN M. MANLY, 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 TRACT OF LAND SITUATED IN LOT 10 SECTION 7 TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE OLD DALLES HIGHWAY (STATE HIGHWAY #427) SAID POINT BEING WEST A DISTANCE OF 569.46 FEET AND SOUTH 0° 57' EAST A DISTANCE OF 700.00 FEET (WEST 564 FEET AND SOUTH 700.00 BY DEED VOLUME 311, PAGE 127, KLAMATH COUNTY DEED RECORD) FROM THE NORTHEAST CORNER OF LOT 9, SECTION 7 TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 0° 57' EAST ALONG THE EAST LINE OF SAID HIGHWAY A DISTANCE OF 100.00 FEET; THENCE WEST TO THE EASTERLY BANK OF AGENCY LAKE; THENCE NORTHERLY ALONG THE EASTERLY BANK OF AGENCY LAKE TO AN IRON PIN LOCATED WEST A DISTANCE OF 598.85 FEET FROM THE POINT OF BEGINNING; THENCE EAST 538.85 FEET TO AN IRON PIN ON THE WEST LINE OF SAID HIGHWAY; THENCE CONTINUING EAST A DISTANCE OF 60 FEET MORE OR LESS 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 \$ 3,556.70

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 hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of Sept, 1985; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Gene David O'Connell
Dennis H. Letsch
By Power of Attorney

(If the signer of the above is a corporation, use the form of acknowledgment opposite.) (ORS 194.570)

STATE OF OREGON, County of Klamath } ss.

The foregoing instrument was acknowledged before me this 10 day of Sept, 1985, by

Dennis H. Letsch as Attorney for Gene David O'Connell

Dennis H. Letsch
Notary Public for Oregon

(SEAL) My commission expires: 9-14-85

STATE OF OREGON, County of _____ } ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon (SEAL) My commission expires: _____

(If executed by a corporation, affix corporate seal)

GENE DAVID O'CONNELL
408 GARDEN ST
KLAMATH FALLS, OR 97601
GRANTOR'S NAME AND ADDRESS

THOMAS E. & EVELYN M. MANLY
GRANTEE'S NAME AND ADDRESS

After recording return to:
Thomas & Evelyn Manly
36226 Modoc Pt Rd
Chiloquin, OR 97624
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 } ss.

I certify that the within instrument was received for record on the 22nd day of June, 1995, at 10:41 o'clock A.M., and recorded in book/reel/volume No. M95 on page 16349 or as fee/file/instrument/microfilm/reception No. 1876, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Suzette G. Gentry, Deputy

FEE: \$30.00