FORM Ne. 723-BARGAIN AND SALE DEED (Individual or Corporate).

2479

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That ... Charles ... McGonigle ... and

Kathleen A. McGonigle , hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Mary Lynn Holm

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:

The following described real property in Klamath County, Oregon:

PARCEL 1:

That certain portion of Block 51 of FIRST ADDITION to Klamath Falls, Oregon (formerly Town of Linkville) described as follows:

Beginning at a point on the Southwesterly line of 6th Street, 36 feet Southeasterly from the most Northerly corner of said Block 51 (being also described as the Northeasterly corner thereof); thence in a Southwesterly direction at right angles to 6th Street 51 feet; thence in a Southeasterly direction parallel with 6th Street 64 feet; thence in a Northeasterly direction at right angles to 6th Street 51 feet to the said line of 6th Street above mentioned; thence in a Northwesterly direction along said line of 6th Street to the point of beginning.

PARCEL 2:

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That certain portion of Block 51 of FIRST ADDITION to Klamath Falls, Oregon (formerly Town of Linkville) described as follows:

Beginning at a point which lies Northwesterly along the Southwesterly line of Sixth Street a distance of 300 feet, and Southwesterly at right angles to Sixth Street a distance of 51 feet, from the most Easterly corner of Block 51, First Addition; thence Northwesterly parallel to Sixth Street 64 feet; thence Southwesterly at right angles to Sixth Street; 20 feet; thence Southeasterly parallel to Sixth Street 64 feet; thence Northeasterly at right angles to Sixth Street 64 feet; point of beginning.

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 \$ 46,125.00 **HERMORY XHE XENDER KONDERING KONDERING CONTRACTOR OF A CONTRACT OF A CONTR**

changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

Kathleen a. Mc Gongle

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STATE OF OREGON, Cou This instrument was by Kathleen A. This instrument was by Kathleen A. My commission expires D	acknowledged before m Mc 691 ig/e ecknowledged before m Mc	ne on <u>July</u> <u>3</u> , 1975,
Address A. Kathleen McGonigle Mary Address Granter's Name and Address Mary Lynn Holm A881 Avalon Granter's Name and Address After recording return to (Name, Address, Zip): Mary Lynn Mary Lynn Holm After recording return to (Name, Address, Zip): Mary Lynn Mary Lynn Holm .4881 Avalon Eugene. OR .Mary Lynn Holm Address, Zip): .Mary	SPACE RESERVED FOR RECORDER'S USE	STATE OF OREGON, County of <u>Klamath</u> I certify that the within instru- ment was received for record on the 7th. day of <u>July</u> , 19.95, at .9:03o'clock <u>A.M.</u> , and recorded in book/reel/volume No <u>M95</u> on page <u>17583</u> or as fee/file/instru- ment/microfilm/reception No. 2479, Record of Deeds of said County. Witness my hand and seal of County affixed. Bernetha G. Letsch, Co Clerk NAME TITLE
	FEE:\$30.00	By annette Muelly Deputy