

6467

MTC 1396-764

BARGAIN AND SALE DEED-21-95A10:50 RCVD



KNOW ALL MEN BY THESE PRESENTS, That James M. Severin

, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

James M. Severin and Terri L. Maiden

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:

For Legal Description see Exhibit {A} attached hereto &amp; made a part hereof.

(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

①However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the consideration (indicate which). ②(The sentence between the symbols ①, 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 day of March, 1995;  
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-  
ized 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 Marion ) ss.

This instrument was acknowledged before me on September 19, 1995,  
by James M. SeverinThis instrument was acknowledged before me on , 19 ,  
by

as

of



My commission expires 1-13-98 Notary Public for Oregon

James M. Severin

Grantor's Name and Address

James M. Severin

Terri L. Maiden

Grantee's Name and Address

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

James M. Severin

2627 Kristin Ct. NE

Salem, Oregon 97305

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

James M. Severin

2627 Kristin Ct. NE

Salem, Oregon 97305

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 , 19 ,  
at o'clock M., and recorded  
in book/reel/volume No. on  
page or as fee/file/instru-  
ment/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**

Beginning at a point 200 feet Northwesterly of the Southeasterly corner of Block 51 of FIRST ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, on the line of said Block 51 and Sixth Street; thence Northwesterly parallel with Sixth Street 100 feet; thence Southwesterly parallel with Jefferson Street 51 feet; thence Southeasterly parallel with Sixth Street 100 feet; thence Northeasterly 51 feet to the place of beginning, said strip being 51 by 100 feet in Klamath Falls, Klamath County Oregon.

ALSO TOGETHER WITH: Beginning at a point which lies Northwesterly along the Southwesterly line of Sixth Street a distance of 200 feet and Southwesterly at right angles to Sixth Street a distance of 51 feet from the most Easterly corner of Block 51, FIRST ADDITION TO KLAMATH FALLS; thence Northwesterly parallel to Sixth Street 100 feet; thence Southwesterly at right angles to Sixth Street 20 feet; thence Southeasterly parallel to Sixth Street 100 feet; thence Northeasterly at right angles to Sixth Street 20 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 21st day  
of September A.D., 19 95 at 10:50 o'clock A. M., and duly recorded in Vol. M95  
of Deeds on Page 25519.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller

September 21, 1995

Document 6468

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No Record