

7033

MTC36323KR

BARGAIN AND SALE DEED

Vol. M95 Page 26657

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM W. BUEHLER, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
JOHN N. BROOKS and LORELEI BROOKS, husband and wife,  
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 DESCRIPTIONS ON EXHIBIT "A" WHICH IS MADE A PART HEREOF  
BY THIS REFERENCE.

THE INTENT OF THIS BARGAIN & SALE DEED IS TO EXTINGUISH THAT CONTRACT OF  
SALE EVIDENCED BY THE MEMORANDUM OF CONTRACT OF SALE RECORDED ON MAY 7, 1993,  
IN VOLUME M93, PAGE 10278, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

SUBJECT TO: Trust Deed recorded on February 12, 1992, in Volume M92, page  
2968, Microfilm Records of Klamath County, Oregon in favor of South Valley  
State Bank, as Beneficiary; and Financing Statement recorded February 14,  
1992 in Volume M92, page 3196, Microfilm Records of Klamath County, Oregon  
in favor of South Valley State Bank, as secured party. The above named  
Grantees hereby agree to assume and pay in full the herein described  
Trust Deed and Financing Statement.

(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 \$ 75,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole or 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 28th day of September, 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.

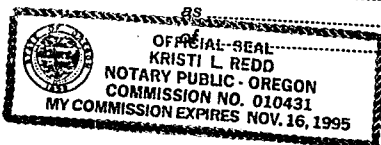
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.  
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE  
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY  
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
ORS 30.930.

*William W. Buehler*  
WILLIAM W. BUEHLER

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on September 28, 1995,  
by WILLIAM W. BUEHLER

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



*Kristi L. Redd*  
Notary Public for Oregon  
My commission expires 11/16/95

WILLIAM W. BUEHLER  
3055 MADISON STREET  
KLAMATH FALLS, OR 97603  
Grantor's Name and Address

JOHN N. BROOKS & LORELEI BROOKS  
3920 MONROVIA WAY  
KLAMATH FALLS, OR 97603  
Grantee's Name and Address

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

JOHN N. BROOKS & LORELEI BROOKS  
3920 MONROVIA WAY  
KLAMATH FALLS, OR 97603

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

JOHN N. BROOKS & LORELEI BROOKS  
3920 MONROVIA WAY  
KLAMATH FALLS, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

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

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/real/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**

A tract of Land situated in Lot 1, Block 1 of Subdivision of Blocks 2b and 3 Homedale, being in the E 1/2 NE 1/4, Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 1, Block 1 as marked by a P.K. Nail; thence North 66 degrees 42' 00" West, along the Northerly line of said Lot 1, 154.30 feet to a 5/8" iron pin; thence South 07 degrees 14' 30" West 149.30 feet to a fence corner; thence South 84 degrees 34' 00" East 90.00 feet, 5/8" iron pin not found; thence South 05 degrees 26' 00" West 16.00 feet to a 5/8" iron pin; thence South 84 degrees 34' 00" East 72.66 feet to a 1 1/4" iron pin on the Easterly line of said Lot 1; thence North 00 degrees 03' 41" East 118.41 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 2nd day  
of October A.D., 19 95 at 3:56 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 26657.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller