

NA

7097

UTC13967630

BARGAIN AND SALE DEED

Vol. 1795 Page 25776

KNOW ALL MEN BY THESE PRESENTS, That

Susan G. Sweet

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Gayle Payne Nicholson
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 LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

(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 \$ 13,275.00

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 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 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.

Susan G. Sweet

STATE OF OREGON, County of Klamath ss. 10/3/95

This instrument was acknowledged before me on September 28, 1995,

by Susan G. Sweet

This instrument was acknowledged before me on , 19 ,

by

as



OFFICIAL SEAL
DARLEEN MACARTHUR
NOTARY PUBLIC - OREGON
COMMISSION NO. 029456
MY COMMISSION EXPIRES NOV 07, 1997

Darleen MacArthur

Notary Public for Oregon

My commission expires 11-7-97

Susan G. Sweet

6316 Winema Way

Klamath Falls, Oregon 97603

Grantor's Name and Address

Gayle P. Nicholson

1889 Austin Street

Klamath Falls, Oregon 97603

Grantee's Name and Address

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

Gayle P. Nicholson

1889 Austin Street

Klamath Falls, Oregon 97603

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

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/reel/volume No. on
page or as fee/tile/instru-
ment/microfilm/reception No.,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

The South 476.73 feet of the following described property:

That portion of Tract 39B of the ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, lying Northeasterly of the East Side Bypass as conveyed to the State of Oregon by deed recorded September 7, 1956 in Book 286 at Page 399, Deed Records of Klamath County, Oregon.

LESS AND EXCEPT the following described parcel:

A parcel of land being a portion of Tract 39B and 40A of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod, from which a steel axle marking the Northwest 1/16 corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian bears North 84 degrees 07' 43" East 311.80 feet; thence South 12 degrees 41' 11" West 403.39 feet to a 5/8" iron rod on the Northeasterly right of way line of the Oregon State Highway No. 39 (Eastside Bypass) at centerline station 151+49.7; thence along the Northeasterly right of way line as follows:

Northwesterly, along a Spiral Curve to the left 249.70 feet to a 5/8" iron rod (centerline station 149+00); thence North 45 degrees 02' 07" East 15.00 feet to a 5/8" iron rod (centerline station 149+00); thence Northwesterly along a Spiral Curve to the left 155.48 feet to a 5/8" iron rod (centerline station P.C.S. 147+55.3); thence along the arc of a curve to the left 138.72 feet (Central Angle 6 degrees 15' 09", Radius 1270.92 feet, Chord bears North 53 degrees 02' 29" West 138.62 feet) to a 5/8" iron rod, said point being the intersection of the said Northeasterly right of way line and the Southerly right of way line of Beverly Drive; thence leaving said right of way line, along the Southerly right of way line of Beverly Drive, North 89 degrees 39' 00" East 476.84 feet to the point of beginning.

ALSO LESS & EXCEPT any portion lying within Foothill Blvd. also known as Beverly Drive.

CODE 1 MAP 3809-34BC TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 3rd day
of October A.D., 19 95 at 3:52 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 26776

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller