

K-47521
Bargain and Sale Deed

Know All Men By These Presents, That, WASHBURN ENTERPRISES, INC.,
an Oregon corporation,

herein called grantor....., in consideration of ONE HUNDRED EIGHTY-FIVE THOUSAND
AND NO/100. ----- Dollars to it paid, has..... bargained
and sold, and by these presents does..... grant, bargain, sell and convey to

HARRY R. WAGGONER,

herein called grantee....., his heirs..... and assigns forever, the following described
premises, situated in..... Klamath..... County, State of Oregon.....:

SEE ATTACHED EXHIBIT A

together with all tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD, the said premises unto the said grantee....,
his heirs..... and assigns forever.

~~*****~~ The true and actual consideration for
this transfer is \$185,000.00.

IN WITNESS WHEREOF, WASHBURN ENTERPRISES, INC., an Oregon
corporation, pursuant to a resolution of its board of directors, has
caused this deed to be executed the 1st day of April, 1975.

March

WASHBURN ENTERPRISES, INC.

By [Signature] (SEAL)
President

By [Signature] (SEAL)
Secretary

(SEAL)

(SEAL)

Prepared by:

H. F. SMITH
ATTORNEY AT LAW
538 MAIN STREET
KLAMATH FALLS, OREGON

31803

11-21-95P03:41 RCVD

Return

Klamath County Title Co.

CE#4147

For recording purposes only

STATE OF OREGON

County of KLAMATH

SS.

Personally appeared the above named

known to me to be the identical person.... described as grantor.... in the within Deed, and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires.....

STATE OF OREGON

County of KLAMATH

SS.

April 22, 1975

Personally appeared DORMAN A. TURNER and JEWELL HUSTON, who, being first duly sworn did say that ~~he is the~~ they are the President and Secretary, respectively, of WASHBURN ENTERPRISES, INC., an Oregon corporation, ~~and that the seal affixed to the foregoing Deed is the corporate seal of said corporation~~ and that said Deed was signed and sealed in behalf of said corporation by authority of its Board of Directors; and ~~they~~ acknowledged said Deed to be its voluntary act and deed.

Before me:

Marianne Perry
NOTARY PUBLIC FOR OREGON
My commission expires *Sept 23, 1978*

Bargain and Sale Deed

From

To

Recording Data:

Return to:

Witnesses present in presence of _____

WITNESSES

and sold and conveyed hereunto the above described premises to the above named grantee for the purpose of conveying the same to the grantee in consideration of the sum of \$100.00 to the grantee.

in presence of _____

Know All Men by these presents that _____

Bargain and Sale Deed

A tract of land situated in Section 3, Township 39 S., R. 9 E., M., described as follows: Beginning at a brass plug set in the pavement by the Oregon State Highway Department, said monument replacing the iron pipe set by E. O. Henry, Deputy County Surveyor, for the center one-fourth corner of said Section 3, said monument being the controlling point for the establishment of the centerline of Altamont Drive as established by "Altamont Acres" and "First Addition to Altamont Acres" subdivisions and said monument being N. 87°18'30" E. a distance of 27.45 feet from the center one-fourth corner of said Section 3 as established by W. R. Canton in 1937 and approved by F. Z. Howard, County Surveyor, shown on map filed in the Klamath County Surveyor's office and monumented by a brass plug in the pavement; thence S. 0°17' W. along the centerline of Altamont Drive a distance of 425.63 feet (S. 0°20' W. 426.4 feet by record) to the Northerly boundary line of "First Addition to Altamont Acres" extended Easterly; thence N. 89°30' W. along said boundary line and its extension (said line being N. 89°27' W. by record) a distance of 553.60 feet; and the true point of beginning; thence continuing N. 09°30' W. 766.40 feet to the legal 40 acre subdivision line; thence North on said line 422.3 feet to an iron pin which marks the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3; thence East on the 40 acre subdivision line 732 feet to the South boundary of the Oregon, California & Eastern Railroad; thence S. 0°17' W. 188.50 feet; thence S. 09°43' E. 25 feet; thence S. 0°17' W. 218.50 feet to the point of beginning.

SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. (2) Regulations, levies, liens, assessments, rights of way and easements of South Suburban Sanitary District. (3) Easement of right of way, including the terms and provisions thereof, given by Klamath Moulding Company, an Oregon corporation, to Naaman Company, an Oregon corporation, dated November 29, 1926, recorded December 4, 1926, in Volume 72, Page 612, Deed Records of Klamath County, Oregon. (4) Conditions and restrictions as set forth in a deed from Manhattan Company, a corporation, to F. L. Weaver, et ux, dated November 17, 1936, recorded November 28, 1936, in Volume 107, Page 497, Deed Records of Klamath County, Oregon. (5) Reservations as set forth in a deed from Dant and Warrack, Inc., a Nevada corporation, to Metler Brothers, a partnership consisting of George E. Metler, Everett E. Metler, Dale Bohrer, Jack Metler and Wm. S. Metler, dated August 14, 1961, recorded August 21, 1961, in Volume 331, Page 591, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 21st day of November A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 31923

FEE 40.00

Bernetha G. Letsch, County Clerk
By Annelle Mueller