

NA

BARGAIN AND SALE DEED

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19125 MTC 38084-KIC

KNOW ALL MEN BY THESE PRESENTS, That

KATHY KERR

, hereinafter called grantor,

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

KELLY WIK

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land being Lot 5, Block 1, TRACT 1111, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS the following described portion:

A tract of land situated in Lot 5, Block 1, TRACT 1111, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the Southerly right of way line of Airway Drive, said iron pin being South 00°17'03" East a distance 30.00 feet from the corner common to said Sections 23 and 24; thence North 89°39'09" West along said right of way line 141.67 feet; thence South 00°20'51" West 284.09 feet; thence North 87°57'36" East 132.72 feet; thence South 00°20'51" West 345.00 feet; thence East 191.96 feet to the Westerly right of way line 1-C-1 U.S.B.R. Drain; thence North 17°25'40" East along said Westerly right of way line 659.80 feet to the Southerly right of way line of said Airway Drive; thence South 89°05'04" West 376.77 feet to the point of beginning, with the bearings ased on said Tract 1111.

(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 \$. 26,705.77.

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 ©, 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 22nd day of May, 1996.

If a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized 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 Klamath ss.

This instrument was acknowledged before me on May 19, 1996,

by KATHY KERR

This instrument was acknowledged before me on May 19, 1996,

by

as



Kristi L. Reed  
Notary Public for Oregon  
My commission expires 11/18/99

KATHY KERR

Grantor's Name and Address

KELLY WIK

Grantee's Name and Address

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

Kelly Wik  
17810 SE SALMON ST  
PORTLAND, OR 97233

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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of June, 1996, at 3:49 o'clock P.M., and recorded in book/reel/volume No. M96 on page 16160 or as fee/file/instrument/microfilm/reception No. 19125, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Christy L. Reed Deputy

Fee \$30.00

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