

22301

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Royce G. Shaffer

, hereinafter called grantor,

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

Royce G. Shaffer and Betty J. Shaffer, 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:

Lot 74 of Moyina, a subdivision of Klamath County, Oregon. Together with the non-exclusive, perpetual easement in and to a certain well located and situate upon the following described real estate, to-wit: A parcel of land in the SW1/4 SE1/4 of Sec. 36, Township 38 South, Range 9 East, Willamette Meridian, more particularly described as follows: Beginning at a point in the SW1/4 of SE1/4 of said Section 36, which bears North 31°33' East a distance of 1260.6 feet, more or less, from the South one-quarter corner of said Section 36; thence North 69°50' East 108.0 feet; thence South 16°05'30" East 72.0 feet; thence South 75°36' West 106.0 feet; thence North 17°47' West 61.23 feet, more or less, to the point of beginning. And in and to the works, reservoir and pump thereof, and in and to the mains connecting said well to the above described property, for the purpose of conducting water thereto for domestic purposes.

** The purpose of this deed is to create a tenancy by the entirety.

(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 \$ **

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 22 day of July, 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.

Royce G. Shaffer

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 22, 1996,

by Royce G. Shaffer

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of July, 1996, at 2:34 o'clock P.M., and recorded in book/rec./volume No. M96 on page 23016 or as i/e/file/instrument/microfilm/reception No. 22301, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letach, County Clerk

NAME

TITLE

By *[Signature]* Deputy

Fee \$30.00

Grantor's Name and Address

Grantee's Name and Address

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

Royce & Betty Shaffer

1350 McClellan Dr.

Klamath Falls, OR 97603

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

Royce & Betty Shaffer

1350 McClellan Dr.

Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

96 JUL 30 P2:34

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