36018

After recording, return to: William M. Ganong Vol. /1997 Page 11159 514 Walnut Avenue Klamath Falls OR 97601

Þ 10Send Tax Statements to: Ruth M. McEachern 2430 Orchard Avenue Klamath Falls OR 97601

## BARGAIN AND SALE DEED

Ruth Mildred McEachern, Grantor, conveys to Ruth M. McEachern as Trustee of the Ruth Mildred McEachern Revocable Trust Agreement, uda March 17, 1997, and her successors in Trust, Grantee, all of the real property located in Klamath County, Oregon, described on the deeds recorded in the deed records of the Clerk of Klamath County, Oregon and described as follows: A. The Deed from Ruth Mildred McEachern to Allen N. McEachern recorded on September 18, 1970 in Book M 70 on page 5 T B. The Deed from the United States of America to A. N. 5 McEachern and Ruth Mildred McEachern recorded on August 6, 1975 (FT) C. The Deeds from Theodore R. Hughey to A. N. McEachern and 6 Ruth McEachern recorded on November 4, 1976 in Book M 76 on page D. The Deed from Ellie H. Blevins and Dolores A. Blevins to A. N. McEachern and Ruth McEachern recorded on November 10, 1976 Photocopies of said deeds are attached hereto and the legal descriptions of the land described thereon are incorporated Said parcels of land are also described as Klamath County Tax Lots R-3809-033AD-02100, 02300 and 04000. This deed is made for estate planning purposes and no consideration has been paid heretofore. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT 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 APPROPERTME CITY OF COUNTY DIADATION TO THE PROPERTY SHOULD 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 Dated this 10<sup>th</sup> day of April, 1997. Ruth Mildred (McEachern STATE OF OREGON, County of Klamath) ss. Personally appeared before me the above-named Ruth Mildred McEachern and acknowledged the foregoing instrument to be her OFFICIAL SEAL WENDY YOUNG NOTARY PUBLIC - OREGON COMMISSION NO. 045300 MY COMMISSION EXPIRES AUG. 31, 1969 Mendy Jaunon Notary Public for Oregon

1 A CRAFT FORM N. MIA Sitt :: BTEVENS-NESE LAW PUD. CO., PUNTLARD, DEC. 1967 11160 () KNOW ALL MEN BY THESE PRESENTS, That RUTH MILDRED MCEACHERN, wife of grantee, F (hereinafter called the grantor), the spouse of the grantee hereinafter named, for the consideration hereinatter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto ALLEN N. MCEACHERN, husband of grantor (herein called the grantee), an undivided one-hall of the following described real property situate in Klamath County, Oregon, to-wit: All that part of Lot 21, Subdivision of Block 125 of MILLS ADDITION to the City of Klameth Falls, Oregon, described as follows: Beginning at the West corner of said Lot 21; thence Northeast along the Southerly line of Orchard Avenue, 42.5 feet to the angle in the street line; thence east along the street line 3.3 feet; thence to the right at an angle of 70 degrees 8' with the Southerly line of Orchard Avenue, 66.4 feet to the Southwesterly line of Lot 21; thence northwest along the lot line 79.5 feet more or less to the point of beginning; 0% E 5 ND CONSIDERATION: This deed is given to create an estate in the entirety  $\Xi$ ž together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise TO HAVE AND TO HOLD said undivided one-half of said real property unto the seid grantee forever. The above named grantor retains a like undivided one-half of said real property and it is the intent and purpose of this instrument to create and there hereby is created an estate in entirety between husband and wife as to said real property. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$...None..... QHowever, the astual consideration-consists of or-inclusion-other-property-er-value-siven-or-promised-which-ispart of the consideration (indicate which).0 WITNESS grantor's hand this 4th day of September 19.70 Guest mience mª Eacher E OF OREGON, County of Klamath ) es. September /4 , 197 Personally appeared the above named RUTH MILDRED McEACHERN, wife of grantee, STATE OF OREGON, County of Klamath ...., 1970 who is known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument to be her voluntary act and deed. Before me: or Oregon (OFFICIAL SEAL) Notary Public for Oregon My commission expires: ..... HOT S-The tentence between the symbols (), if not applicable, though be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session. DEED STATE OF OREGON, CREATING ESTATE IN ENTIRETY 83. County of .... Klamath RUTH MILDRED MCEACHER I certify that the within instrunt was received for record on the 18thday of September 19 70 (DON'T USE THIS TO SPACE: RESERVED at 2:49 o'clock P.M., and recorded in book M 70 on pege 8304 FOR RECORDING ALLEN N. MCEACHERN LABEL IN COUN-TIES WHERE Record of Deeds of said County. U\$20.) AFTER RECORDING RETURN TO Witness my hand and seal of No. INDEXED County affixed. 2430 Orchard Klamath Falls, Oregon Whe. D. Milne Gounty Cleri 200 Title By / Deputy

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## QUITCLAIM DEED

11161

1-3823-"/ Jak Marcon 74) Vol. 75 Page 9133

THE UNITED STATES OF AMERICA, acting by and through the Regional Director, Mid-Pacific Region, Bureau of Reclamation, for the Secretary of the Interior, in pursuance of the Act of Congress approved June 17, 1902 (32 Stat. 388) and acts amendatory thereof or supplementary thereto, and particularly to the Act of Congress approved October 2, 1974, entitled Reclamation Development Act of 1974 (Title V, Public Law 93-493), which act authorized and directed the Secretary of the Interior to convey certain unneeded right of way of the United States to certain private landowners, does in consideration of \_\_\_\_One Hundred Dollars (\$100.00) to it in hand paid, receipt of which is duly acknowledged, hereby quitclaim to \_\_\_\_\_A. N. McEachern and Ruth Mildred McEachern husband and wife, without warranty of title all of its right, title and interest in and to all that certain real property situated in the County of Klamath, State of Oregon, more particularly described as follows:

## DESCRIPTION:

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Checked

Being all that portion of the strip of land contiguous to the southwesterly side (79.5 feet deed distance) of Lot 21, Block 125, Mills Addition, City of Klamath Falls, shown on map filed May 1, 1926, in the Klamath County records, and between the extension of the northwesterly boundary line and the extension of the line subdividing the west portion of said Lot 21 described in the Warranty Deed dated August 30, 1950, recorded in Book 241 at Page 492, filed in the Klamath County records, to the centerline of that strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Book 38 at Page 209, filed in the records of Klamath County, State of Oregon.

9134

Provided, however, that said applicant(s) named above do(es) by accepting the quitclaim, waive and release any and all claims said applicant(s) may have or claim to have against the United States arising from or occasioned by use of the land by said applicant(s), or his(their) successors in interest.

TO HAVE AND TO HOLD the above described premises unto themselves, their successors and assigns forever.

IN WITNESS WHEREOF, I have executed this instrument

this 18th day of \_\_\_\_\_\_, 19<u>75</u>.

THE UNITED STATES OF AMERICA

Bother Regional Director Mid-Pacific Region Bureau of Reclamation Department of the Interior

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11163

9135

LS-1096a (Rev. 1/74)

STATE OF CALIFORNIA ) County of Sacramento } ss.

On this 18th day of July , 1975, before me, Dolores K. Groves , a Notary Public in and for the County and State aforesaid, personally appeared  $\mathcal{M}$ . A. Calino, Acting Regional Director of the United States Bureau of Reclamation, Mid-Pacific Region, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same on behalf of the United States.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



(SEAL)

Ret. A.N. ME Erachen 2430 Chuchance tal

Notary Public in and for the County

of Sacramento, State of California

STATE OF OREGON, | County of Klamath | Filed for record at request of

A N MC EACHERN

an this 6ch day I AUGUST 31 11;25 r corded in Vol. M 75 , age 9133  $W\underline{m} D$ 

لنشار بعانه المحمول فنها FORM No. 733-SARGAIN AND JALE DEED Undividual of Cerpereta). 11164 BTENER HESS LAW PUBLISHING CO\_ PORTLAND, OF 1-1.74 Fred Aniastanta BARGAIN AND SALE DEED Val. -76 Vage 17579 KNOW ALL MEN BY THESE PRESENTS, That THEODORE R. HUGHEY, a single man, , hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto A. N. MCEACHERN and RUTH MCEACHERN, 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 21, except the portion thereof conveyed by deed from R. C. Prudhomme and wife to Wm. T. Vale, recorded March 8, 1939 in Book 120, page 347, Deed Records of Klamath County, Oregon, and also 5 except the portion thereof conveyed in deed from R. C. Prudhomme and wife to Duvall McKenny and Jessie McKenny, his wife, recorded April 22, 1940, in Book 128, page 519, Deed Records of Klamath County, all in Subdivision Plat of ē Block 125, Mills Addition to the city of Klamath ..... Falls, Oregon, according to the duly recorded plat on file thereof, 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 \$ 350.00 <sup>O</sup>However, the actual consideration consists of or includes other property or value given or promised which is the whole DARKet Max 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 of a day of \_\_\_\_\_QCLODER il a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by 7. 19.76; (If executed by a corporation, affin corporate seal) STATE OF OREGON, County of Klamath ....., 19..... October 22, 1976 Personally appeared ..... Personally appeared the above named..... each for himself and not one for the other, did say that the former is the Theodore...R....Hughey president and that the latter is the secretary of ...... and acknowledged the lorogoing instru-and that the scal allized to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and scaled in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Beloro mer (OFFICIAL SEAL) Notary Public for Oregon (OFFICIAL Notary Public for Oregon SEAL) My commision expires 4-15-80 My commission expires: Mr. Theodore R. Hughey 822 East Main Street STATE OF OREGON. Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS INDEXED ss. Klamath County of Mr. and Mrs. A. N. McEachern I certify that the within instru-2430 Orchard Street ment was received for record on the Klamath Falls, OR 97601 GRANTEE'S NAME AND ADDRESS th day olive Vin BER 1976 at 2: 59 (1) Wing Ma, and recorded in book 1.76 p. pr page 17579 or as file freed member 2.125 4th After recording return to: SPACE RESERVED Mr. and Mrs. A. N. McEachern FOR 2430 Orchard Street RECONDER'S USE Record of Deeds of sald county. Klamath Falls, OR 97 Witness my hand and seal of NAME, ADDRESS, ZIP County effixed. Until a change is requested all fax statements shall be sent to the following address WM JUE MELINE Mr. and Mrs. A. N. McEachern 2430 Orchard Street Recording Officer Klamath Falls, OR 97601 \* fee \$ 3.00 tran-C.Deputy

FORM No. 723-BARGAIN AND SALE DEED (Individual or Corporate). 11165 1.1.74 STRUTHLINESS LAW PUBLISHING CO. FORTLAND, OR. \$7204 N2.525 BARGAIN AND SALE DEED Tal. -16 2090 17580 KNOW ALL MEN BY THESE PRESENTS, That THEODORE R. HUGHEY, a SINGLE man, \_\_\_\_\_ for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto A. N. MCEACHERN and RUTH MCEACHERN, 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: Being all that portion of the strip of land contiguous to the northerly boundary of Lot 24 and the portion of Lot 21 described in the Grant Deed to Theodore R. Hughey and Elsie L. Hughey dated July 23, 1956, recorded in Book 288 at page 510 in the Klamath County records, shown on the map of Block 125, Mills Addition, City of Klamath Falls, filed May 1, 1926, and between the extensions of the easterly boundary line and the E westerly boundary line of said Lot 24 and the portion of Lot 21 to the centerline of the strip of land described in that certain Correction Deed to the United States dated September 28, 1912, recorded in Book 38 at page 209, filed in the records of Klamath County, State of Oregon, 19 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 \$ 350.00 <sup>©</sup>However, the actual consideration consists of or includes other property or value given or promised which is the whole XXXX 27775 consideration (indicate which). (The sentence between the symbols (), it 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 2. day of October if a corporate grantor, it has caused its name to be signed and seal affired by its officers, buly authorized thereto by 2., 19.76 (If executed by a corporation, affix corporate seal) STATE OF OREGON. STATE OF OREGON, County of County of Klamath October 22 Personally appeared ..... .....and who, being duly sworn, Personally appeared the above named..... each for himself and not one for the other, did say that the former is the Theodore R. Hughey president and that the latter is the secretary of ..... and acknowledged the foregoing instrumont to be his his voluntary act and deed. and that the seal affixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its bourd of directors; and each of them acknowledged said instrument to be its voluntary act and deed. . **. . .** - Belore me. (OFFICIAL -SEAL) Notary Public for Oregon (OFFICIAL Notary Public for Oregon SEAL) My commision expires 4-15-80 My commission expires: Mr. Theodore R. Hughey 822 East Main Street STATE OF OREGON, Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS NDEXED County of . ....Klamath ... Mr. and Mrs. A. N. McEachern I certify that the within instru-2430 Orchard Streat ment was received for record on the Klamath Falls, OR 97601 day of NOVEN BER , 1976 4th ... GRANTEE'S NAME AND ADDRESS at 3:00 o'clock P M., and recorded After recording return to: SPACE RESERVED in book M 76 on page 17580 or as tice reginerither 21225 Mr. and Mrs. A. N. McEachern FOR RECORDER'S USE 2430 Orchard Street Klamath Falls, OR 97 fee \$ 3.00 by MIL Di Will Becording Officer 97601 Until a change is requested all tax statements shall be sent to the following address. Mr. and Mrs. A. N. McEachern 2430 Orchard Street Klamath Falls, OR 97601 11 200

11:166 BARGAIN AND SALE DEED VOL 10 POR 12852 3-1-74 21395 KNOW ALL MEN BY THESE PRESENTS, That ELLIE H. BLEVINS and DOLORES A. BLEVINS, husband and wife, ----, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto A. N. MCEACHERN and RUTH McEACHERN, husband and wife, - - -hereinalter 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: Being all that portion of the strip of land lying contiguous to the northerly boundary of Lot 23, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, shown on the map filed May 1, 1926, in the Klamath County Records, and between extensions of the easterly boundary line and the westerly 3 boundary line of said Lot to the centerline to that strip of land described in that certain correction deed to the United States dated 0 September 28, 1912, recorded in Book 38 at page 209, filed in the Records of Klamath County, state of Oregon, 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 \$...37.5.00 <sup>®</sup>However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>(1)</sup> (The sentence between the symbols <sup>(1)</sup>, it 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. , 19.76; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors. Mr. Ellie H Blem (If executed by a corporation, affix corporate seal) ) 95. STATE OF OREGON, County of STATE OF OREGON. , 19 Klamath County ... . . ...**a**nd Personally appeared ... 19 76 D each for himself and not one for the other, did say that the former is the president and that the latter is the Personally appeared the above named ...... secretary of grantors and acknowledged the foregoing instru-, a corporation. their voluntary act and deed. ment to be and that the seal affixed to the loregoing instrument is the corporate seal and that the seal attixed to the toregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in bo-half of said corporation by sutherity of its board of directors; and each of Before ma: them acknowledged said instrument to be its voluntary act and deed. Before me: (SEAL) (SEAL) Notary Public for Oregon Notary Fublic for Oregon My commission expires: 4-15-80 My commission expires: Mr. and Mrs. E. H. Blevins 2441 Orchard Way STATE OF OREGON, Klamath Falls, Oregon 97601 County of Klamath GRANTOR'S NAME AND ADDREES I certify that the within instru-Mr. and Mrs. A. N. McEachern ment was received for record on the 2430 Orchard Street 10th day of November ,1976 , Klamath Falls, OR 97601 at (2;30 o'clock A. M., and recorded SPACE RESERVED in book Mulform on page. 17852 or as After recording return to: FOR tile/regi suit bety, 21,395 Record of Deads of sand county. S. Witness my fund and seal of ALCOADER'S VAR Mr. and Mrs. A. N. McEachern 2430 Orchard Street Klamath Falls, OR 97601 County affixed. = NAME, ADDRESS, ZIP WMS D. MILNE Until a change is requested all tax statements shall be sent to the following address. INDEX Mr. and Mrs. A. N. McEachern Recording Officer 2430 Orchard Street C. Deputy Klamath Falls, OR 97601 NAME, ADDRESS, ZIP FEE \$ 3.00 64200

BELL

CITER A GA 11167.

STATE OF OREGON : COUNTY OF KLAMATH: 55. .

of	ecord at request April	of A.D., 19 <u>97</u> at 11:43 o'clock <u>A.</u> M., and duly recorded in Vol. <u>M97</u> day of Deeds
		on Page <u>11159</u>
FEE	\$70.00	by Autor Room

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