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36782

Vol. 1797 Page 12822

MELVIN L. STEWART et al

1763 WASHBURN WAY

KLAMATH FALLS OR 97603

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

MELVIN L. STEWART et al

1763 WASHBURN WAY

KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that BILLY J. SKILLINGTON and MELVIN STEWART aka MELVIN L. STEWART, as tenants in common hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MELVIN L. STEWART and MARY LOU STEWART, husband and wife, as to an undivided $\frac{1}{2}$ interest; and **see below 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 any way appertaining, situated in _____ Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

**Grantees continued: BILLY J. SKILLINGTON and ANNETTA R. SKILLINGTON, husband and wife, as to an undivided $\frac{1}{2}$ interest

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00. However, the actual consideration consists of or includes either property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols < > if not applicable, should be deleted. See ORS 93.050.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of April, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

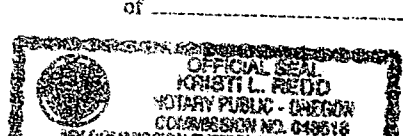
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Billy J. Skillington
BILLY J. SKILLINGTON
Melvin L. Stewart
MELVIN L. STEWART

STATE OF OREGON, County of _____ Klamath _____) ss.

This instrument was acknowledged before me on April 28, 1997, by BILLY J. SKILLINGTON and MELVIN L. STEWART

This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

EXHIBIT "A"
LEGAL DESCRIPTION

12878

PARCEL 1:

A tract of land situated in TRACT 43 OF ENTERPRISE TRACTS, 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 the section corner common to Sections 33 and 34 of Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Sections 3 and 4 of Township 39 South, Range 9 East of the Willamette Meridian; thence North 89 degrees 54' East 40 feet; thence South 0 degrees 00' 30" East 237.5 feet to the point of beginning; thence North 89 degrees 54' East 240 feet; thence South 0 degrees 00' 30" East 50 feet; thence South 89 degrees 54' West 240 feet; thence North 0 degrees 00' 30" West 50 feet to the point of beginning.

PARCEL 2:

A tract of land situated in TRACT 43, ENTERPRISE TRACTS, in the NW1/4 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said TRACT 43, said point being South 0 degrees 00' 1/2" East a distance of 237 feet and North 89 degrees 54' East a distance of 30.0 feet from the Northwest corner of said Section 3; thence South 0 degrees 00' 1/2" East along the Westerly line of said Tract 43 a distance of 325.75 feet to the Northeasterly line of Pershing Way; thence South 55 degrees 50' 1/2" East along the Northeasterly line of Pershing Way a distance of 302.15 feet to an iron pin; thence North 0 degrees 00' 1/2" West a distance of 495.84 feet to a point North 89 degrees 54' East 250 feet from the point of beginning; thence South 89 degrees 54' West a distance of 250.0 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM a portion described as follows:

Beginning at the Section corner common to Sections 33 and 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0 degrees 00' 30" East along the Section line 237.5 feet; thence North 89 degrees 54' East 30 feet to the West line of Tract 43 of ENTERPRISE TRACTS, which is the East right of way line of Washburn Way, which is the true point of beginning; thence South 0 degrees 00' 30" East along the West line of TRACT 43 OF ENTERPRISE TRACTS 325.0 feet to the Northeasterly right of way of Pershing Way; thence South 55 degrees 50' 30" East along the Northeasterly right of way of Pershing Way 12.08 feet; thence North 0 degrees 00' 30" West parallel to the West line of Tract 43, 331.80 feet; thence South 89 degrees 54' West 10 feet to the point of beginning.

ALSO SAVING AND EXCEPTING THEREFROM a portion described as follows:

A tract of land situated in Tract 43 of ENTERPRISE TRACTS, 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 the section corner common to Sections 33 and 34 of Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Sections 3 and 4 of Township 39 South, Range 9 East of the Willamette Meridian; thence North 89 degrees 54' East 40 feet; thence South 0 degrees 00' 30" East 237.5 feet to the point of beginning; thence North 89 degrees 54' East 240 feet; thence South 0 degrees 00' 30" East 50 feet; thence South 89 degrees 54' West 240 feet; thence North 0 degrees 00' 30" West 50 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: 55.

Filed for record at request of Amerititle
of April A.D., 19 97 at 3:52 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 12877

FEE \$35.00

by Berneth G. Letsch, County Clerk
Kardun Rosa