

3A

37256

BARGAIN AND SALE DEED

Vol. 1197 Page 13231

KNOW ALL MEN BY THESE PRESENTS, That DONNA JEANNE JOHNSON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RONALD R. LYALL and TRIA P. LYALL, 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:

\*\* All of her undivided 1/2 interest in and to the following:

A parcel of land situated in the NE1/4 of Section 3, Township 36 South, Range 6. E.W.M. and being a portion of Tract A of HARRIMAN PARK, more particularly described as follows:

Beginning at a point on the center line of the private 20 foot wide roadway described in Deed to John L. Gross, et ux, recorded in Vol. M-66, page 10168, microfilm records of Klamath County, Oregon, at its intersection with the South line of HARRIMAN PARK; thence West along the South line of HARRIMAN PARK to its intersection with the East bank of the artificially constructed water channel and the Southwesterly corner of tract conveyed to Dave Jones by Deed recorded in Vol. M-68, page 7521, microfilm records of Klamath County, Oregon; thence N. 81°10' E. along the South line of said tract to a point on the center line of said private roadway, said line is also the North line of the Servient Tenement described in Easement recorded in Vol. M-68, page 8445, microfilm records of Klamath County, Oregon; thence S. 12°04' E. a distance of 15 feet, more or less, to the point of beginning. (3606-03AA-5700)

(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 \$ 100.00

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 12 day of July, 1975; 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.

Donna Jeanne Johnson

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on 19

by This instrument was acknowledged before me on 19

by

as

of

Notary Public for Oregon

My commission expires

Donna Jeanne Johnson
Grantor's Name and Address
Ronald R. Lyall & Tria P. Lyall
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Ronald R. Lyall & Tria P. Lyall
808 NE 138th AVE
VANCOUVER, WA 98684
Until requested otherwise send all tax statements to (Name, Address, Zip):
Ronald R. Lyall & Tria P. Lyall
808 NE 138th AVE
VANCOUVER, WA 98684

SPACE RESERVED FOR RECORDING USE

STATE OF OREGON,

County of ) ss.

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 or as for title/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Deputy

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of LakeOn 7/12/95

DATE

before me,

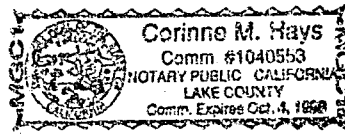
Corinne M. Hays, Notary Public

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Donna Jeanne Johnson

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Corinne M. Hays

SIGNATURE OF NOTARY

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNER(S)☐ LIMITED☐ ATTORNEY-IN-FACT☐ GENERAL☐ TRUSTEE(S)☐ GUARDIAN/CONSERVATOR☐ OTHER: \_\_\_\_\_

## SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

herself

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT

Bargain and Sale Deed

NUMBER OF PAGES

DATE OF DOCUMENT 7-12-95

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE 0

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STATE OF GREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 7th day  
of May A.D. 19 97 at 11:45 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 13931

Berntha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Rose