

39317 K-50739

BARGAIN AND SALE DEED

Vol. 1997 Page 18435

KNOW ALL MEN BY THESE PRESENTS, That RICHARD F. VAN DONK AND KAREN A. VAN DONK, HUSBAND AND WIFE

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JERRY C. MCNERNEY AND LEANNE M. MCNERNEY, HUSBAND AND WIFE hereinafter called grantees, 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:

LEGAL DESCRIPTION

A tract of land situated in the NW1SW1SW1 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 7 Chemult; thence South 19°20' East 102.8 feet, more or less, to the Southwest corner of property described in Deed Volume 180 page 347, recorded September 26, 1945, Deed records of Klamath County, Oregon, and the true point of beginning; thence North 70°40' East 150 feet to the Westerly right of way line of the Dalles-California Highway; thence South 19°24' East along the said Westerly right of way line 80 feet; thence South 70°36' West 300 feet; thence South 19°24' East 320 feet more or less, to the Northeast corner of property described in Deed Volume 308 page 288, recorded December 31, 1958, Deed records of Klamath County, Oregon; thence West 491 feet to the West line of the SW1SW1 of said Section; thence North along said line to a point that is South 70°40' West 535 feet from the point of beginning; thence North 70°40' East 535 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,261.97. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 30 day of MAY, 1997; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Lane

The foregoing instrument was acknowledged before me this 30 day of May, 1997, by

RICHARD F. VAN DONK AND KAREN A. VAN DONK, HUSBAND AND WIFE, GRANTOR AND JERRY C. MCNERNEY AND LEANNE M. MCNERNEY, HUSBAND AND WIFE, GRANTEE

Notary Public for Oregon

(ORS 194.570)

STATE OF OREGON, County of Lane ss.

The foregoing instrument was acknowledged before me this

1997, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

OFFICIAL SEAL
NOTARY PUBLIC - OREGON
COMMISSION NO. 922403
MY COMMISSION EXPIRES MAR. 06, 1999

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording, send to:

COMMERCIAL CREDIT CORPORATION

8318 E. Burnside St.

P.O. Box 16818

Portland, OR 97216

Until a change is requested all tax statements shall be sent to the following address.

McNerney, Jerry C. & Leanne M.

PO Box 145

Chemult, OR 97731

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of June, 1997, at 11:37 o'clock A.M., and recorded in book/reel/volume No. M97 on page 18435 or as fee/file/instrument/microfilm/reception No. 39317, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

Fee: \$30.00

By Kethleen Roon Deputy