

97 AUG -4 P1:33

STEVENS-NEES LAW FIRM, CO., PORTLAND, ORE.

1967

42707

Vol. M97 Page 25254

KNOW ALL MEN BY THESE PRESENTS, That Arthur Sagmeister & Thelma Sagmeister, Husband & Wife AND Charles F. Breslin & June Breslin, Husband & Wife, each to an undivided one-half interest, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto George R. Wagner an unmarried man AND Raymond Edward Sievers, an unmarried man, each as to an undivided one-half interest, 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:

Lots 5 & 6, Parcel No. 2, Map of Survey as Recorded in Volume M-70, at Page 783, Klamath County, Oregon Deed Records.

This land is subject to flooding, therefore no guarantee is given that a septic tank permit will be issued. Construction of any form of structure shall be subject to the provisions of all applicable ordinances.

Subject to easement for roadway and utility purposes as shown in Document recorded December 17, 1969 in Book M-69 at Page 10490. Also subject to an easement for drainage purposes 60 feet wide, 30 feet each side of a centerline described as follows: Beginning on the southerly line of said Second Addition to Nimrod River Park said point being 56.00 feet westerly of the most southeasterly corner of Lot 6, Block 8 of said Second Addition thence southerly on a direct line along the centerline of an existing drainage channel to the Sprague River. Said point of beginning is intended to be the centerline of said drainage channel as same exists this date. Subject to all covenants, restrictions, easements, rights, rights of way if any of record and to the rights of governmental bodies to portions of the Sprague River lying below the normal high water line.

"Until a change is requested all Tax Statements shall be sent to the following address:

George R. Wagner & Raymond Edward Sievers  
900 Urban Street  
P. O. Box 632, Golden, Colorado 80401

(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 \$3,790.00

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>

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 4th day of August, 1974

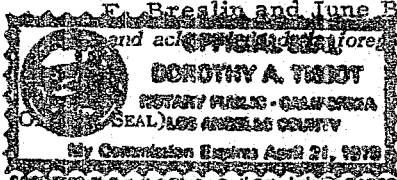
(x) Arthur Sagmeister (x) Charles F. Breslin  
(x) Thelma Sagmeister (x) June Breslin

California  
STATE OF OREGON, County of Los Angeles ) ss.

August 4, 1974

Personally appeared the above named Arthur Sagmeister, Thelma Sagmeister, Charles F. Breslin and June Breslin

and acknowledged before me the foregoing instrument to be their voluntary act and deed.



Before me: Dorothy A. Tisot  
Notary Public for California  
My commission expires April 21, 1978

1967 Edition of this form is applicable, should be deleted. See ORS 93.030.

## Bargain and Sale Deed

Arthur & Thelma Sagmeister

Charles F. & June Breslin

TO

George R. Wagner

Raymond Edward Sievers

AFTER RECORDING RETURN TO

George R. Wagner

Raymond Edward Sievers 10013

900 Urban Street, P.O. Box 632  
Golden, Colorado 80401

(DON'T USE THIS  
SPACE: RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

Fee: \$30.00

STATE OF OREGON

County of Klamath ) ss.

I certify that the within instrument was received for record on the 4th day of August, 1974, at 1:33 o'clock P.M., and recorded in book M97 on page 25254 or as file number 42707, Record of Deeds of said County.

Witness my hand and seal of County affixed.  
Bernetha G. Letsch, Co. Clerk

Title  
By Kathleen R. Ross Deputy