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50926

BARGAIN AND SALE DEED

K-51795

Vol. 1997 Page 42595



KNOW ALL MEN BY THESE PRESENTS, That Kathleen V. Hummel

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Donald L. Hummel

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:

see attached Exhibit A

97 DEC 31 P 1:19

(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 \$ 20,000.00.  
 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 ①, 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 15 day of December, 1997; 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.

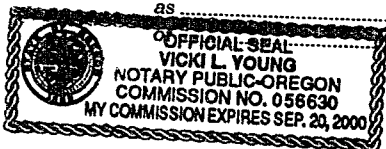
Kathleen V. Blanchard

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on December 15, 1997, by Kathleen V. Blanchard

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_



Vicki L. Young  
 Notary Public for Oregon  
 My commission expires 9-21-2000

Grantor's Name and Address

Don L. Hummel  
1855 Lakeview Street  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Aspell, Della-Rose & Richard  
122 South 5th Street  
Klamath Falls, OR 97601

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

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON, } ss.  
 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 \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
 By \_\_\_\_\_ Deputy

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## EXHIBIT "A"

A portion of Lots 14, 15 and 16, Block 71, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, more particularly dscribed as follows:

Beginning at the most Westerly corner of said Lot 16; thence South 28 degrees 21]' East along the Easterly line of Lakeview Avenue, 30 feet to a point and the true point of beginning of the tract to be hereinafter described; thence continuing South 28 degrees 21]' East along the Easterly line of Lakeview Avenue to the most Southerly corner of said Lot 16; thence Northeasterly along the line between Lots 14, 15, 16 and 17 of said block and subdivision to the most Easterly corner of said Lot 14; thence North 41 degrees 19' West along the Easterly line of said Lot 14, 71.78 feet to a point; thence Southwesterly to the true point of beginning.

## PARCEL TWO

A Tract of land situated in Lots 14, 15 and 16 of Block 71, BUENA VISTA ADDITION, described as follows:

Beginning at a point which bears North 41 degrees 19' West, 71.78 feet from the Easterly corner of Lot 14; thence North 41 degrees 19' West, 10.27 feet along the Easterly line of Lot 14 to a point; thence South 61 degrees 38' 30" West, 128.41 feet to a point on the Westerly line of Lot 16; thence South 28 degrees 21' 30" East 10.00 feet along the Westerly line of Lot 16 to a point; thence North 61 degrees 38' 30" East, 130.70 feet to the point of beginning.

## SUBJECT TO:

1981-82 taxes, a lien in an amount to be determined, but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 31st day  
of December A.D., 19 97 at 1:19 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 42595

FEE \$35.00

Bernetha G. Letsch, County Clerk

By D. A. Nelson