

NS

55980

Vol. 1198 Page 113949STATE 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
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Records of said County.Witness my hand and seal of County
affixed.

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

MTC 44215

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that EVA STILES

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
EVA M. STILES, LILLIAN LUNDSTEN AND CLIFFORD STILES, all with the rights of survivorship
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-
ments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,
State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

(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 \$ love & affection. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate
which) consideration. (The sentence between the symbols ☐ and ☒, if not applicable, should be deleted. See ORS 93.030.)

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 7 day of April, 1998; 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

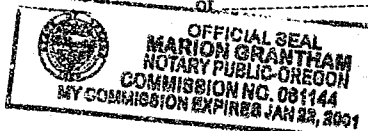
Eva Stiles
EVA STILESSTATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on April 7, 1998,
by EVA STILES

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

12 APR -8 AM '98

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Northwest corner of Tract 10 in THE SUBDIVISION OF TRACTS 25 TO 32, inclusive, of ALTAMONT RANCH TRACTS, a platted subdivision in Klamath County, Oregon; thence South 08 degrees 58' East along the North line of said Tract 10, a distance of 174.12 feet; thence South 0 degrees 06 minutes East 124.92 feet, to the Northeast corner of a parcel of land deeded by George H. Stiles and Iva M. Stiles to V.O. Childers and Ada Childers, and described in a Deed recorded in Klamath Deed Records, Volume 132, Page 535; thence South 89 degrees 54' West 174 feet, more or less to the West line of said Tract 10; thence North 0 degrees 06' West, along said West line, a distance of 68.4 feet, thence North 88 degrees 48 minutes West (54.98 feet) thence North 1 degrees 40' West, 64.36 feet, to the North line of Tract 9 of said subdivision; thence South 87 degrees 58' East, along said North line, 56.77 feet to the point of beginning; being a portion of Tracts 9 and 10, Resubdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS.

PARCEL 2:

Beginning at a point on the line between Tracts 9 and 10 of the Subdivision of Tracts 25 and 32, inclusive, of ALTAMONT RANCH TRACTS, a platted subdivision of Klamath County, Oregon, which is South 0 degrees 06' East, a distance of 63.0 feet from the Northeast corner of said Tract 9, and which point of beginning is the Northwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 153, page 143; thence South 0 degrees 06' East, along the line between said Tracts 9 and 10, a distance of 68.4 feet, to the Northwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 132, Page 535; thence at right angles, South 89 degrees 54' West, 53.05 feet; thence North 1 degree 40' West, 69.7 feet; thence South 88 degrees 46' East, 54.98 feet to the point of beginning; being a portion of Tract 9 of the Subdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS.

PARCEL 3:

A strip of land ten feet wide and 134.06 feet long off the East side of a tract or parcel of land lying in Tract 9, Subdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS said tract being more particularly described in a deed recorded in Volume 186 page 201, Deed Records of Klamath County, Oregon, said strip hereby conveyed abuts upon the entire West line of a Tract owned by the said grantee and described in a Deed recorded in Volume 169 Page 125 Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 8th day
of April A.D., 19 98 at 11:31 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 11394.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen R. Ross