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57059

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WALTER J. JERDE

STATE OF OREGON,  
County of Klamath } ss.

Grantor's Name and Address

DONNA M. MITCHELL

I certify that the within instrument was received for record on the 27th day of April, 1998, at 11:52 o'clock A.M., and recorded in book/reel/volume No. M98 on page 13837 and/or as fee/file/instrument/microfilm/reception No. 57059-Deed Records of said County.

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

DONNA M. MITCHELL

220 Pacific Terrace

Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

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

DONNA M. MITCHELL

220 Pacific Terrace

Klamath Falls, OR 97601

Fee: \$30.00

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLEBy Kathleen Reeves, Deputy.

MTC 1396-44153-KA

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WALTER J. JERDE AND DONNA M. MITCHELL AS TENANTS  
IN COMMONhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DONNA M. MITCHELLhereinafter 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A portion of Lot 1, Block 2, RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Southwest corner of the above said Lot 1, Block 2; proceed along the Western boundary in a Northerly direction a distance of 25 feet to the point of beginning to the North parcel of said Lot 1, Block 2; thence 84.84 feet in a Northerly direction along the same Western boundary to the Northwest corner of said Lot 1; thence in an Easterly direction 17.36 feet along the Northern boundary of said Lot 1 to the Northeast corner of said Lot 1; thence in a Southerly direction along the Eastern boundary of said Lot 1, 72.47 feet; thence in a Westerly direction to the point of beginning.

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$                    . 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 @, 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 22 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 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.

WALTER J. JERDE

DONNA M. MITCHELL

STATE OF OREGON, County of KLAMATH ) ss.This instrument was acknowledged before me on APRIL 22, 1998by WALTER J. JERDE AND DONNA M. MITCHELLThis instrument was acknowledged before me on                     , 19          by                     as                     of                     

OFFICIAL SEAL  
KIMBERLY A. REEVES  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 051915  
MY COMMISSION EXPIRES MAY 25, 2000

Kimberly A. Reeves  
Notary Public for Oregon  
My commission expires 5/25/2000