

NS

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98 JUN -4 P3:55 Vol. 198 Page 18972

Grantor's Name and Address

Grantee's Name and Address

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

John M. Andersch
4036 Se 6th St #2
Klamath Falls, OR 97603

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

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of _____ } ss.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.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that PATRICK L. ANDERSCH, who acquired title as Pat
Anderschhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JOHN M. ANDERSCHhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-
taments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County,
State of Oregon, described as follows, to-wit:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....THE PURPOSE OF THIS DEED IS TO CORRECT AND AMEND THAT CERTAIN DEED DATED
NOVEMBER 15, 1997, AND RECORDED ON DECEMBER 24, 1997, IN BOOK M-97, PAGE 41979
DEED RECORDS, KLAMATH COUNTY, OREGON.

(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 \$to clear title. 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 2nd day of June, 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.STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on June 3rd, 1998,
by Patrick Lee AnderschThis instrument was acknowledged before me on _____, 19____,
by _____

as _____

of _____

OFFICIAL SEAL
PAM BARNETT
NOTARY PUBLIC-OREGON
COMMISSION NO. 304153
MY COMMISSION EXPIRES AUG. 24, 2001

Notary Public for Oregon

My commission expires Aug 24, 2001

EXHIBIT "A"

Lots 12 and 13, Block 10, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS. ALSO the South 16 feet of vacated Oregon Avenue lying adjacent to and Northerly of said property by Order of Vacation recorded March 16, 1959 in Book 310 at Page 496, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in Lot 13, Block 10, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and a portion of Oregon Avenue vacated by City Ordinance 5045, more particularly described as follows:

Beginning at the Northwest corner of said Lot 13; thence North 03 degrees 03' 30" West along the Northerly projection of the West line of said Lot 13, 16.00 feet to a 1/2" iron pin; thence South 12 degrees 52' 15" East 161.21 feet to a 1/2" iron pin marking the Southeast corner of said Lot 13; thence South 86 degrees 45' 10" West along the Southerly line of said Lot 13, 27.48 feet to a 1/2" iron pin marking the Southwest corner of said Lot 13; thence North 03 degrees 03' 30" West along the West line of said Lot 13, 142.94 feet to the point of beginning. Bearings based on and refer to Klamath County Surveyor "Record of Survey No. 1593."

CODE 1 MAP 3809-19CD TL 9100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of June A.D. 1998 at 3:35 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 18972

FEE \$35.00

By Bernetha G. Letsch County Clerk