

NO

68538

98 OCT 23 P3:40 Vol. m98 Page 39020

JOANNE CARDER  
460 NE Birchwood Terrace  
Hillsboro OR 97124  
Grantor's Name and Address  
B. JOYCE COLTON  
19969 Mahogany Street  
Bend OR 97702  
Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
B. Joyce Colton  
19969 Mahogany Street  
Bend OR 97702

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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE 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 MTC 45782-119 Deputy

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that JOANNE CARDER

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
B. JOYCE COLTON  
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 ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY  
THIS REFERENCE

(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.

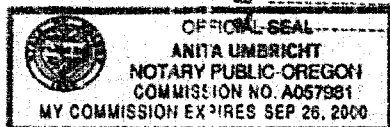
IN WITNESS WHEREOF, the grantor has executed this instrument this \_\_\_\_\_ day of September, 1998; if  
grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized  
to do so by order of its board of directors.

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.

Joanne Carder  
JOANNE CARDER

STATE OF OREGON, County of Washington } ss.  
This instrument was acknowledged before me on SEPTEMBER 15, 1998,  
by JOANNE CARDER

This instrument was acknowledged before me on September 15, 1998,  
by \_\_\_\_\_  
as \_\_\_\_\_



Anita Umbricht  
Notary Public for Oregon  
My commission expires 9/26/00

39021

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

A portion of Lot 15 in Block 42, HOT SPRINGS 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 point which is 97.4 feet in a Southeasterly direction along the Northeastly line of Alameda Street (which line is the arc of a 3 degrees 55' curve to the left) and thence in a Northeastly direction along a radial line to the above mentioned curve a distance of 75 feet from the extreme Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION, being the true point of beginning; thence in a Southeasterly direction 46 feet, more or less, to a point which is on a radial line of the above mentioned curve and 69.8 feet, more or less, along the said radial line in a Northeastly direction from its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said radial line in a Northeastly direction 61.24 feet to a point on the Westerly line of Pacific Terrace which point is North 20 degrees 55' West along said Westerly line of Pacific Terrace 120.7 feet from its intersection with the Northerly line of Williams Addition; thence North 20 degrees 55' West along the Westerly line of Pacific Terrace 7.8 feet to a point on the alley line; thence following the alley line in a Northwesterly direction 39 feet, more or less, to a point which is the most Northeastly corner of the Cecil Humphrey property described in that deed dated May 26, 1928, and recorded on page 312, Book 83, Deed Records of Klamath County; thence in a Southwesterly direction along said property of Cecil Humphrey 75.4 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day  
of October A.D., 19 98 at 3:40 o'clock P. M., and duly recorded in Vol. 498  
of Deeds on Page 39020

FEE \$35.00

By Bernetha G. Leisch, County Clerk

By Kathleen Ross