

68539

98 OCT 23 P3:40

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LEN COLTON WEEKS
PO BOX 827
KINGSTON WA 98346
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):
GRANTEE
Land requested otherwise, 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 _____, Deputy.

MTC 45782 - Ng

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that LEN COLTON WEEKS

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.

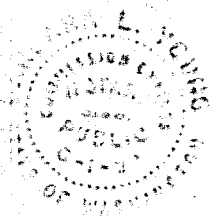
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ TO CLEAR TITLE. (However, the
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate
which) consideration. (The sentence between the 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 31.930.

Len Colton Weeks
LEN COLTON WEEKS
Ryan Colton



WASHINGTON
STATE OF OREGON, County of Kitsap) ss.
This instrument was acknowledged before me on SEPTEMBER 16th, 1998,
by LEN COLTON WEEKS Lynn Colton
This instrument was acknowledged before me on September 16, 1998,
by Lynn Colton
as _____
of _____



Barbara L. Young
Notary Public for WASHINGTON
My commission expires 6-1-99

EXHIBIT "A"
LEGAL DESCRIPTION

39023

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 Northeasterly line of Alameda Street (which line is the arc of a 3 degrees 55' curve to the left) and thence in a Northeasterly 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, along the said radial line in a Northeasterly 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 Northeasterly 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 Northeasterly corner of the Cecil Humphrey property described in that deed dated May 26, 1928, and recorded on page 312, Book 33, 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
of October A.D., 19 98 at 3:40 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 39022

FEE \$35.00

By Bernetha G. Letsch, County Clerk