

MS

Vol M99 Page 23748

STATE 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/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_ Deputy.

999 JUN 16 PM 3:13

SPACE RESERVED  
FOR  
RECORDER'S USE

Kathleen W. TYRRELL  
317 Baltimore Way  
Daly City, CA 94014  
John H. TYRRELL  
2052 Calle Laredo  
Santa Fe, New Mex 87505

After recording, return to (Name, Address, Zip):  
John H. TYRRELL  
2052 Calle Laredo  
Santa Fe, New Mex 87505

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

John H. TYRRELL  
2052 Calle Laredo  
Santa Fe, New Mex 87505

MTC 1396-1050

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Kathleen W. TYRRELL

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JOHN H. TYRRELL

hereinafter 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 \_\_\_\_\_ County, State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

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 \$ 0. 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 16 day of June, 1999; 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.

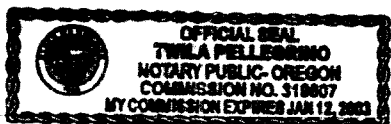
Kathleen W. Tyrrell

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on June 16, 1999, 1999, by Tvila Pellegrino

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_



Tvila Pellegrino  
Notary Public for Oregon  
My commission expires 1-12-2003

## EXHIBIT "A"

The Northeasterly one-half of Lots 12 and 13 in Block 26, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, to wit:

Beginning at an iron axle with pinion on the line between Lots 11 and 12 in Block 26, Hot Springs Addition, which point is 75 feet North 37 degrees 40' East from the most Westerly corner of Lot 12 and which point is also 76.15 feet North 37 degrees 40' East from the cross on the sidewalk and running thence; South 52 degrees 20' East, parallel to the Southwesterly line of Lot 12 and its extension, a distance of 80.7 feet to an iron axle with pinion which lies on the Westerly right of way line of Esplanade Street 1 foot at right angles Westerly from the edge of the sidewalk; thence North 26 degrees 08' East along the Westerly right of way line of Esplanade Street a distance of 76.65 feet to a 5/8 inch iron pin which lies on the alley line 1 foot from the sidewalk; thence North 52 degrees 20' West along the alley line a distance of 65.1 feet to a 5/8 inch iron pin, which marks the most Northerly corner of Lot 12 in Block 26, Hot Springs Addition to Klamath Falls, Oregon; thence South 37 degrees 40' West along the line between Lots 11 and 12 in Block 26, a distance of 75 feet, more or less, to the point of beginning, said tract being the Northeasterly half of Lots 12 and 13 in Block 26, Hot Springs Addition to Klamath Falls, Oregon.

State of Oregon, County of Klamath  
Recorded 6/16/99, at 3:13 p. m.  
In Vol. M99 Page 23748  
Linda Smith,  
County Clerk      Fee \$ 35- KR