

31964

MTC 48729

Vol. 1147 Page 2559

Vol. M99 Page 30170

Customer's Name and Address

1959 JUL 29 AM 11: 22

Customer's Name and Address

SPACE RESERVED
FOR
RECORDING USE

After returning, return to Church, Address, Dept.

Mark & Julie Gates

1455 Birch Street

1855 Birch Street
Klamath Falls, Oregon 97601

Small requested otherwise, send all the statements to Station, Address, Post
Some As Listed Above

STATE OF OREGON,

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
atlixed.

NAME _____

TITLE

By Deputy.

650108-17

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that _____ JULIE M. GATES

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
 JAMES S. GATES AND JULIE M. GATES, husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto 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.....

3:32 ***Said Deed is a re-recording of Deed recorded under
Volume M97 Page 2559 #31964 recorded January 28, 1997 to
correct legal description***

(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 \$ _____.

actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ whole (indicate which) consideration. (The sentence between the symbol ®, 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.

This instrument has executed this _____ day of January, 1997, if

IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of January, 1997; 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 LAND USES AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.300.

Julie M. Gates
JULIE M. GATES

JULIE M. GATES

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on January 23 19 97
by Julie M. Gates 19
This instrument was acknowledged before me on _____ 19 _____
by _____
as _____
of _____

Susan Marie Campbell
Notary Public for Oregon
My commission expires 2-1-98

Notary Public for Oregon

My commission expires



35 m. diam.

30171

EXHIBIT "A"

Description of Property

A parcel of land situate in Block 24 Eldorado Heights Addition to the City of Klamath Falls, and being more particularly described as follows: Beginning at the West most corner of Lot 7 Block 24, Eldorado Heights Addition to the City of Klamath Falls, Oregon, said corner being on the Southeasterly right of way of Birch Street and from which the Northwest corner of said Block 24 bears North 40°20'30" East 129.10 feet distant; thence along said Southeasterly right of way line of Birch Street, North 40°20'30" East 71.10 feet; thence South 49°39'30" East 124.32 feet; thence South 15°45'10" West 85.19 feet, more or less, to the Northeasterly corner of Lot 10, Block 24; thence along the Northeasterly line of Lots 9 and 10, on a 6°36'40" curve to the left, 105.00 feet to the beginning of said curve; thence continuing along said Northeasterly line of Lot 9 and Lot 8, Block 24, North 49°45' West ~~85.00~~ 55.00 feet, more or less, to the point of beginning.

55.00

STATE OF OREGON : COUNTY OF KLAMATH: ss

Filed for record at request of Klamath County Title the 28th day
 of January A.D. 19 97 at 1:32 o'clock P.M. and duly recorded in Vol M97
 of Deeds on Page 2559

FEE \$35.00

Hermetha G. Lessch, County Clerk
 by Hedden Rose

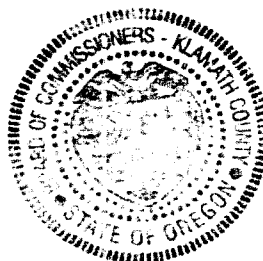
STATE OF OREGON)

County of KLAMATH)

I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: 7-20-99

LINDA SMITH, Klamath County Clerk

By: C. [Signature] Deputy

State of Oregon, County of Klamath

Recorded 7/29/99, at 11:22 a.m.In Vol. M99 Page 30170

Linda Smith,

County Clerk R/Fees 35 Ha