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Douglas Ayres

324 North 3rd Street

Klamath Falls, OR 97601

Grantor's Name and Address

Douglas Ayres, Trustee of the

Douglas Ayres Living Trust

324 North 3rd Street, KFO 97601

Grantee's Name and Address

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

Douglas Ayres

324 North 3rd Street

Klamath Falls, OR 97601

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

Douglas Ayres

324 North 3rd Street

Klamath Falls, OR 97601

SPACE RE:  
FOR  
RECORDED

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Douglas Ayres, Individually

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Douglas Ayres, Trustee of the Douglas Ayres Living Trust Under Instrument dated \_\_\_\_\_, 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 Klamath County, State of Oregon, described as follows, to-wit:

Beginning at the most Southeasterly corner of Lot 10 in Block 6 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the southerly line of Lots 10 and 9 of said Block 6 106 feet more or less to the Southwest corner of said Lot 9; thence Northwesterly along the Southwesterly line of said Lot 9, 55 feet; thence Northeasterly parallel with Washington Street 106 feet more or less to the Westerly line of Third Street; thence Southeasterly along the Westerly line of Third Street 55 feet to the point of beginning, being a strip of long 55 feet in width measured off the Southeasterly side of Lots 9 and 10 in Block 6 Ewauna Heights Addition to the City of Klamath Falls, Oregon according to the duly recorded plat of said addition of record in the office of the County Clerk of said County, PLUS the Northwesterly 10 feet of vacated alley

## SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Any uncertainty as to the division line between the North and the S1/2 of Lots 9 and 10 by reason of the description contained in the Deed recorded in Volume 323 at page 179 and mesno Deeds prior to this deed.
3. An appurtenant easement as follows: "together with the right to use as tenants in common with the Grantors herein, their

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

CONTINUED ON BACK

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 \$\_\_\_\_\_. 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  $\Phi$ , 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 17 day of August, 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.

*Douglas Ayres*

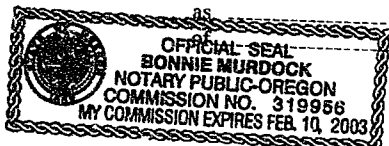
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on August 17, 1999.

by Douglas Ayres

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

by \_\_\_\_\_



*Bonnie Murdock*  
Notary Public for Oregon  
My commission expires 2-10-2003

ck  
35  
20  
April  
1225 FIFTH  
KFO

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heirs and assigns, a strip of land 10 feet in width measured off the Southwesterly side of said Lot 9 in said Block 6 extending from the Southerly line of Washington Street to the Northerly line of the premises first hereinabove described, the said strip of land last above described to be used as a driveway.

State of Oregon, County of Klamath  
Recorded 8/27/99, at 10:17a m.  
In Vol. M99 Page 34612  
Linda Smith,  
County Clerk Fee\$ 35<sup>00</sup>

Unofficial  
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