

1999 DEC -7 AM 8:40

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48036

Vol. 1999 Page

STATE OF OREGON,

County of

} ss.

Les Shovah and Judy Shovah

Grantor's Name and Address

Les G. Shovah and Teresa L. Shovah  
 939 N. Alameda Ave.  
 Klamath Falls, Oregon 97601

Grantor's Name and Address

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

Les Shovah  
 939 N. Alameda Ave.  
 Klamath Falls, Or 97601

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

Les Shovah  
 939 N. Alameda Ave.  
 Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

I certify that the within instrument was  
 received for record on \_\_\_\_\_,  
 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.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Les Shovah and Judy Shovah

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
 Les G. Shovah and Teresa L. Shovah, 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 thereunto belonging or in any way appertaining, situated in Klamath County,  
 State of Oregon, described as follows, to-wit:

A portion of Lot 6, Block 17, Hot Springs Addition to the City of Klamath Falls,  
 in the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly  
 described as follows:

Beginning on the Southerly line of Portland Street at the Northeasterly corner of Lot 6,  
 Block 17, Hot Springs Addition to the City of Klamath Falls, Oregon; thence Southerly  
 along the line between Lots 5 and 6 of said Block 17, a distance of 96.2 feet to a  
 stake; thence Westerly at right angles a distance of 32.1 feet to a stake; thence Northerly  
 98.3 feet to the Southerly line of Portland Street at a point midway between the  
 Northeasterly corner and the Northwesterly corner of said Lot 6; thence Easterly along the  
 Southerly line of Portland Street 39.1 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM a strip of land 4 feet wide on the Easterly side of the  
 line described as running 98.3 feet to the Southerly line of Portland Street for the  
 purpose of a driveway which driveway is to be used in common with a similar 4 foot  
 strip on the Westerly side of said line by the owner of the Westerly portion of said Lot

(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 \$ none. 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 on December 6, 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 REGU-  
 LATIONS. 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.

Les Shovah

Judy Shovah

STATE OF OREGON, County of Klamath

} ss.

This instrument was acknowledged before me on December 6, 1999  
 by Les Shovah and Judy Shovah

This instrument was acknowledged before me on

by

as



of OFFICIAL SEAL  
 KATHY A. DILLON  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 303359  
 MY COMMISSION EXPIRES JULY 24, 2001

Notary Public for Oregon

My commission expires

July 24, 2001

48037

## EXHIBIT "A"

## PARCEL 1:

The Southerly one-half of the Westerly 40 feet of Lot 5, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

## PARCEL 2:

Beginning at the Northerly line of Alameda Street at the Southeasterly corner of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northerly along the line between Lots 5 and 6 of said Block 17 a distance of 60 feet to a stake; thence Westerly at right angles a distance of 32.1 feet to a stake; thence Southerly in a straight line to the Northerly line of Alameda Street (which is also the Southerly line of said Lot 6) to a point which is 27.8 feet Westerly along the Southerly line of said Lot 6 from the point of beginning; thence Easterly along the Southerly line of Lot 6 to the point of beginning, being a portion of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, Also being the Easterly one-half of the property described in deed recorded in Volume 248 at Page 518, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3809-29DA TL 2800

## PARCEL 3:

A portion of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Southerly line of Portland Street at the Northeasterly corner of Lot 6, Block 17, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southerly along the line between Lots 5 and 6 of said Block 17, a distance of 96.2 feet to a stake; thence Westerly at right angles a distance of 32.1 feet to a stake; thence Northerly 98.3 feet to the Southerly line of Portland Street at a point midway between the Northeasterly corner and the Northwestern corner of said Lot 6; thence Easterly along the Southerly line of Portland Street 39.1 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM a strip of land 4 feet wide on Easterly side of the line described as running 98.3 feet to the Southerly line of Portland Street for the purpose of a driveway which driveway is to be used in common with a similar 4 foot strip on the Westerly side of said line by the owner of the Westerly portion of said Lot.

CODE 1 MAP 3809-29DA TL 2900

State of Oregon, County of Klamath  
Recorded 12/07/99, at 8:46 a.m.  
In Vol. M99 Page 48036  
Linda Smith,  
County Clerk Fee \$ 35<sup>00</sup>