

NN

Vol M00 Page 26237

CHRISTOPHER P. VANCE et al

6734 COTTAGE AVE

KLAMATH FALLS OR 97603

Grantor's Name and Address

WILLIAM W. EATON

6714 COTTAGE AVE

KLAMATH FALLS OR 97603

Grantee's Name and Address

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

WILLIAM W. EATON

6714 COTTAGE AVE

KLAMATH FALLS OR 97603

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

WILLIAM W. EATON

6714 COTTAGE AVE

KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 07/18/00, at 3:28 p.m.In Vol. M00 Page 26237By Linda Smith,County Clerk Fee \$ 21.00

MTC S1271-KR

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CHRISTOPHER P. VANCE & MICHELE MARIE VANCE, husband and wife, as to an undivided 1/2 interest and WILLIAM W. EATON, as to an undivided 1/2 interest hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM W. EATON

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 5, Block 3 of Tract 1103 - EAST HILLS ESTATES situated in the NE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the Southwesterly line of Lot 5, Block 3 of Tract 1103 - East Hills Estates, from which the Southeasterly corner of said Lot 5 bears S48°43'56" East 26.84 feet; thence along the boundary of said Lot 5, N48°43'56" West 103.54 feet, North 43.15 feet, N69°37'00" East 131.34 feet and along the arc of a curve to the left (radius point bears N69°37'00" East 50.00 feet and central angle equals 16°15'37") 14.19 feet; thence leaving the boundary of said Lot 5, South 69°37'00" West 55.18; thence S06°33'47" West 46.31 feet; thence S03°34'56" East 79.69 feet to the point of beginning.

SUBJECT TO AN OVER AND ACROSS EASEMENT FOR ACCESS TO LOT 6, BLOCK 3 OF "TRACT 1103- EAST HILLS ESTATES" AND THAT PORTION OF SAID LOT 5.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. adjustment agreement

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$per lot line / . 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 June 8 2000; 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.

CHRISTOPHER P. VANCE

MICHELE MARIE VANCE

WILLIAM W. EATON

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 8 2000, by CHRISTOPHER P. VANCE, MICHELE MARIE VANCE and WILLIAM W. EATON

This instrument was acknowledged before me on _____, by _____, as _____ of _____



Notary Public for Oregon

My commission expires 11/16/2003