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2008-007409

Klamath County, Oregon



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05/20/2008 12:20:52 PM

Fee: \$31.00

SPACE RESEI
FOR
RECORDER'S

Klamath County School District
10501 Washburn Way
Klamath Falls Oregon 97603

Grantor's Name and Address

Terry and Nan Maddock
PO Box 120
Bly Oregon 97622

Grantee's Name and Address

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

Terry and Nan Maddock
PO Box 120
Bly Oregon 97622

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

Terry and Nan Maddock
PO Box 120
Bly Oregon 97622

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Klamath County School District

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

Terry and Nan Maddock

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:

~~recorded 1-23-08 for Deed 2008-000969~~
~~re-recording to correct legal description~~
See attached 2 pages

(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 \$ 5100.00. ① 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. ① (The sentence between the symbols ①, 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 February 15th 2008; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on February 19, 2008

by

Kenneth Hadlock

as

Business Manager

of

Klamath County School District



Camille Krieger
Notary Public for Oregon

My commission expires

9/22/08

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH COUNTY, State of Oregon

hereinafter called grantor, School District

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land in the N 1/2 NE 1/4 Section 3, T.37S., R.14E., W.M. being more particularly described as follows:

Beginning at the northeast corner of Lot 1, Block 7 of Bly, Oregon, a recorded subdivision in Klamath County; thence S.1°13'W., 216.5 feet to the northeast corner of the property described in Vol. 233, Page 249 of Klamath County Deed Records which is the true point of beginning of this description; thence S.1°13'W., along the property described in Vol. 223, Page 249, 50.0 feet to the southeast corner of the property described in Vol. 223, Page 249; thence S.88°47'E., (record S.88°20'E.) 20.0 feet to the southwest corner of the property described in Vol. 241, Page 362; thence N.1°13'E., along the property described in Vol. 241, Page 362, 150.0 feet to the northwest corner; thence S.88°47'E., (record S.88°20'E.) 50.0 feet to the northeast corner of the property described in Vol. 241, Page 362; thence N.1°13'E., 8.25 feet; thence N.88°47'W., (record N.88°20'W.) 50.0 feet; thence S.1°13'W., 8.25 feet; thence N.88°47'W., (record N.88°20'W.) 10.0 feet; thence S.1°13'W., 100.0 feet; thence N.88°47'W., (record N.88°20'W.) 10.0 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said 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 the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27th day of April, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

ss.

STATE OF OREGON, County of

ss.

Personally appeared the above named Lloyd Gift, Chairman; Neil Kuonen, Commissioner; and Raymond P. Thorne, Commissioner

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Virginia Richey

Notary Public for Oregon

My commission expires: Sept. 23, 1980

Notary Public for Oregon

My commission expires:

(SEAL)

Klamath County
Veterans Memorial Bldg.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Klamath County School Dist.

GRANTEE'S NAME AND ADDRESS

After recording return to:

County Office

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of MAY, 1977, at 8:35 o'clock AM., and recorded in book M77 on page 7408 or as file/reel number 28900

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

FEE NONE

Recording Officer
Deputy

#1567 VOL 125 PG 241

Know all Men by these Presents, that J. W. Britton, a single man, --

of Klamath County, State of Oregon, in consideration of ten and no/100 Dollars, to him paid by Klamath County School District, --

of Klamath County, State of Oregon, he has bargained and sold, and by these presents do grant, bargain, sell and convey unto said Klamath County School District, its successors, heirs and assigns, all the following bounded and described real property situated in the county of Klamath, State of Oregon:

beginning at a point which is north 88 degrees 58 minutes west, 1,686.3 feet and south 1 degree 13 minutes west, 656.5 feet from the northeast corner of Section three (3) in Township thirty-seven (37), south of Range fourteen (14), east of the Willamette Meridian; thence, south 88 degrees 20 minutes east, 100 feet; thence, south 1 degree 13 minutes west, 50 feet; thence, north 88 degrees 20 minutes west, 100 feet; thence, north 1 degree 13 minutes east 50 feet to point of beginning, being a portion of Lot two (2) of Section three (3), in said Township and Range.

Subject to the 1948-49 taxes.



ABSTRACT CO.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all his estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Klamath County School District, its successors, heirs and assigns forever. And the

grantor - above named doth covenant to and with the above named grantee, its successors, heirs and assigns that he is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, except as above mentioned.

and that he will and his heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above mentioned.

IN WITNESS WHEREOF, the grantor, above named, has hereunto set his hand and seal, this day of July, 1948.

Witness, Signed and Delivered in the Presence of Us or Witnesses:

[Signature]

[Signature] (SEAL)
(SEAL)
(SEAL)

(SEAL)