

2018-005167

Klamath County, Oregon

04/27/2018 08:37:01 AM

Fee: \$47.00

**AFTER RECORDING RETURN TO:**

Law Offices of Nay & Friedenbergl LLC  
6500 SW Macadam Avenue, Suite 300  
Portland, OR 97239-3565

**SEND TAX STATEMENTS TO:**

John Peter Cape  
Nancy Kaye Cape  
1019 N. Airport Road  
Crescent, OR 97733

**BARGAIN AND SALE DEED**

SOLOMON L. CAPE, **GRANTOR**, conveys and warrants a Life Estate to JOHN PETER CAPE and NANCY KAYE CAPE, Husband and Wife, for their joint lives, **GRANTEE**, then back to Grantor, in the following described real property, situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

**A parcel of land situated in "River West" a duly platted and recorded subdivision in Klamath County, Oregon being more particularly described as follows:**

**Beginning at a 1/2 inch iron pin marking the Northeast corner of Lot 4, Block 5 of said "River West": thence South 27°11'00" East 220.00 feet; thence South 62°49'00" West, 300.00 feet; thence North 27°11'00" West 220.00 feet to a 1/2 inch iron pin on the Southerly right of way line of North Airport Drive; thence North 62°49'00" East along said right of way line 300.00 feet to the point of beginning.**

**Together with that portion of North Airport Drive, as vacated by Order No. 87-230 recorded May 29, 1987, M87-9207, and rerecorded July 1, 1987 M87-11558 and which inures by law thereto particularly described as follows:**

**Beginning at the Northeast corner of Lot 4 Block 5, River West Subdivision, Klamath County, Oregon; thence South 62°49' West along the Southerly right-of-way line of North Airport Drive 300.0 feet; thence North 27°11' West 30.0 feet to the centerline of North Airport Drive; thence North 62°49' East along the centerline of said drive 303.09 feet; thence South 21°18' East 30.16 feet to the point of beginning.**

(commonly known as: 1019 N. Airport Road, Crescent, OR 97733)

Subject to and excepting: easements, rights of way, restrictions, conditions and encumbrances of record.

True and actual consideration for this conveyance is \$112,174.57 (One hundred twelve thousand, one hundred seventy four dollars and fifty seven cents).

DATED this 11th day of April, 2018.

  
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SOLOMON L. CAPE

