

2019-000225

Klamath County, Oregon



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01/08/2019 11:31:24 AM

Recording Office

Fee: \$92.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to:

ORS 205.234(1)(c)

Samuel S Shaw

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Bargain and Sale Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

James A Bingham
Bernadine K Bingham

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Samuel S Shaw
Ruby M Shaw

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ *1500.00*

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

No change

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference:**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of _____

to correct _____

previously recorded in book _____ and page _____, or as fee number _____."

Returned at Counter

Until a change is requested, all tax statements shall be sent to the following address: Rt. 1 Box 922 J.

Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. BINGHAM and BERNADINE K. BINGHAM, husband and wife, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto SAMUEL S. SHAW and DAISY M. SHAW, husband and wife, hereinafter called grantees, as tenants by the entirety, their heirs, successors and assigns all of their interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon:

A piece or parcel of land containing 1.21 acres, more or less, situate in the South half of the Southwest quarter (S-1/2 SW-1/4) of Section 30, Township 39 South, Range 9 E.W.M., in Klamath County, Oregon, and more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of the said Section 30, with a line parallel with and fifty (50.00) feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears, South 89° 42-1/2' West, 827.1 feet, more or less distant, and running thence North 36° 49-1/2' East, along said parallel line 337.62 feet to the true point of beginning of this description; thence South 53° 10-1/2' East, 250.0 feet; thence South 36° 49-1/2' West, and parallel with the said center line of Klamath Falls-Midland section of the Oregon State Highway 148.43 feet, more or less, to a point in the said section line marking the Southerly boundary of the said Section 30; thence South 89° 42-1/2' West, along said section line 275.9 feet, more or less, to its intersection with a line parallel with and eighty (80.00) feet distant at right angles Southeasterly from the said center line of the Klamath Falls-Midland section of the Oregon State Highway; thence North 36° 49-1/2' East along said parallel line 259.37 feet; thence North 53° 10-1/2' West, 30.0 feet, more or less, to a point in the said line parallel with and fifty (50.00) feet distant at right angles Southeasterly from the said center line of the Klamath Falls-Midland section of the Oregon State Highway; thence North 36° 49-1/2' East, along said last mentioned parallel line 55.55 feet to the said point of beginning.

TO HAVE AND TO HOLD the same unto the said grantees,

as tenants by the entirety, their heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$1,500.00; however, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

IN WITNESS WHEREOF, the grantors have executed this instrument this 31 day of Jan, 1977.

James A. Bingham
Bernadine K. Bingham

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 31 day of Jan, 1977,
personally appeared the above-named JAMES A. BINGHAM and
BERNADINE K. BINGHAM, husband and wife, and acknowledged the
foregoing instrument to be their voluntary act and deed.

Sam M. Drier
Notary Public for Oregon
My Commission Expires: **EXPIRES 12-26-1978**

