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FORM No. 723—BARGAIN AND SALE DEED (Individual or Corporate).

1-1-74

45265

BARGAIN AND SALE DEED

REEL 5 PAGE 175

KNOW ALL MEN BY THESE PRESENTS, That John Wesley Kitzmiller Jr.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Evelyn Fredricka Kitzmiller

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 anywise appertaining, situated in the County of Marion, State of Oregon, described as follows, to-wit:

That property more particularly described in Exhibit A attached hereto, and by this reference made a part hereof as though fully set forth herein.

(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 \$ divorce decree

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 30 day of November, 1974; 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 Marion

November 30, 1974

STATE OF OREGON, County of

ss.

Personally appeared

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and

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

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(SEAL)

Before me:

Bill White

Notary Public for Oregon

My commission expires: 11-30-76

Notary Public for Oregon

My commission expires:

(SEAL)

John Wesley Kitzmiller Jr.

608 Rural Avenue So.

Salem, Oregon

GRANTOR'S NAME AND ADDRESS

Evelyn F. Kitzmiller

460 Myers Street So.

Salem, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Evelyn F. Kitzmiller

460 Myers Street So.

Salem, Oregon

NAME, ADDRESS, ZIP

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

Evelyn F. Kitzmiller

460 Myers Street So.

Salem, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of 1974, at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

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DEC 5 1974

45265

REEL

5 PAGE 176

Spillman propertyPARCEL 1:

Beginning on the South line of Weathers Street at a point which is 412.43 feet South 89°42' West and 30.00 feet South 1°14' West from the Northeast corner of Lot 12, Heltzel's Garden Tracts, in Marion County, Oregon, said point being on the extension of the East line of Blay Street; thence South 1°14' West along the extension of said East line of Clay Street, a distance of 120.04 feet; thence South 89°42' West, parallel with the South line of Weathers Street, 355.40 feet to a point on the East line of Lancaster Drive; thence North 4°34' West along the East line of said Lancaster Drive 120.33 feet to the point of intersection with the South line of said Weathers Street; thence North 89°42' East 367.52 feet to the place of beginning.

PARCEL 2:

Beginning at a point which is 412.43 feet South 89°42' West and 150.04 feet South 1°14' West from the Northeast corner of Lot 12, Heltzel's Garden Tracts in Marion County, Oregon; thence South 1°14' West 118.84 feet; thence South 89°42' West, parallel with the South line of Weathers Street, 293.29 feet to a point on the East line of Lancaster Drive; thence North 4°34' West along said East line 119.13 feet to a point which bears South 89°42' West from the place of beginning; thence North 89°42' East 355.40 feet to the place of beginning.

SUBJECT TO:

Levies, assessments and easements, if any, of the East Salem Sewer and Drainage District No. 1.

Rights of the public in and to that portion of the herein described premises lying within roads and highways. (Parcel 1)

Easement for ingress and egress as set forth in warranty deed recorded June 30, 1970 in Book 686, Page 436, Deed Records for Marion County, Oregon. (Affects the Easterly 60 feet of Parcels 1 and 2)

EXHIBIT A