

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That George P. Andrieu and Leona M. Andrieu, husband and wife, hereinafter called grantor, in consideration of love and affection to grantor paid, the receipt whereof hereby is acknowledged, does hereby grant, bargain, sell and convey unto George P. Andrieu and Leona M. Andrieu, as tenants in common, 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 Klamath, State of Oregon, described as follows, to-wit:

PARCEL I: All that part of the NE $\frac{1}{4}$ of Section 30 lying East of Klamath Straits, and the W $\frac{1}{2}$ of Section 33 Township 40 S.R. 9 E.W.M.

SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 7, NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 8 and NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9 all in Township 41 S.R. 10 E.W.M.

SE $\frac{1}{4}$ of Section 31 Township 40 S.R. 10 E.W.M.

W $\frac{1}{2}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, all in Township 41 S.R. 10 E.W.M.

PARCEL II: Portions of Lots 1, 6, 7, 8, and the SW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 28, T.40 S., R. 9 E., W.M., in Klamath County, Oregon, more particularly described as follows: Beginning at a point where the centerline of the Klamath Drainage District North Canal (as the same is presently located and constructed) intersects the northerly line of Section 28, T.40 S., R. 9 E., W.M., from which point the northwest corner of said Section 28 bears N 89° 33 3/4' W 441.0 feet distant and the monument marking the meander corner common to Sections 21 and 28 of the meander of 1872 bears S 89° 33 3/4' E 133.2 feet distant; thence following the centerline of said North Canal S 1° 18' E 609.6 feet to a point; thence S 39° 28' E 923.3 feet; thence S 78° 02 1/2' E 403.3 feet; thence N 87° 52 1/2' E 667.5 feet; thence S 72° 11' E 500.9 feet; thence leaving the centerline of said North Canal S 72° 11' E 58.9 feet to a point on the north-south centerline of said Section 28; thence N 0° 06 1/4' E 221.4 feet to a reference marker on the centerline of the Lower Klamath Lake County Road as the same is presently located and constructed; thence N 0° 06 1/4' E 441.7 feet to an iron pin from which the north quarter-section corner of said Section 28 bears N 0° 06 1/4' E 885.1 feet distant; thence N 89° 47 1/4' W 941.9 feet to an iron pin in the center of the said Lower Klamath Lake County Road; thence following the centerline of the said County Road N 64° 41' W 378.2 feet to a point; thence N 32° 55 1/2' W 490.6 feet to a point; thence N 24° 28' W 341.3 feet to a point on the northerly line of said Section 28; thence leaving the said County Road N 89° 54 3/4' W 371.5 feet to the said meander corner; thence N 89° 33 3/4' W 133.2 feet more or less to the point of beginning; containing 35.6 acres more or less and subject to all rights-of-way or easements of record or apparent on the premises.

That portion of Lot 7, Section 28, lying west of the centerline of the Klamath Drainage District North Canal, and the N $\frac{1}{2}$ -NE $\frac{1}{4}$ and E $\frac{1}{2}$ -E $\frac{1}{2}$ -NE $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 29, all in T. 40 S., R. 9 E., W.M. in Klamath County, Oregon, being more particularly described as follows: Beginning at the

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Section Corner common to Sections 20, 21, 28, and 29, T. 40 S., R. 9 E., W.M., thence N 89° 48 1/2' W along the northerly line of Section 29 3098.8 feet to a point; thence S 0° 16 1/4' E 12.6 feet to an iron pin reference monument; thence S 0° 16 1/4' E 1306.6 feet to a point from which an iron pin reference monument bears S 0° 16 1/4' E 14.7 feet distant; thence S 89° 50 1/2' E 343.0 feet to a point; thence S 89° 50 1/4' E 2744.4 feet to a point on the section line common to said Sections 28 and 29; thence S 89° 49 1/4' E 1042.7 feet to a point on the centerline of the Klamath Drainage District North Canal as the same is presently located and constructed; thence following the centerline of said North Canal N 39° 28' W 916.9 feet to a point; thence N 1° 18' W 609.6 feet to a point on the northerly line of said Section 28; thence N 89° 33 3/4' W 441.0 feet more or less to the point of beginning; containing 111.9 acres more or less and being subject to all rights-of-way or easements of record or apparent on the premises.

A portion of Lot 2, Section 28, T. 40 S., R. 9 E., W.M., in Klamath County, Oregon, more particularly described as follows: Beginning at a point on the north-south centerline of Section 28, T. 40 S., R. 9 E., W.M., from which the north quarter-section corner of said Section 28 bears N 0° 06 1/4' E 859.4 feet distant and an iron axle monument bears N 89° 28' W 0.15 feet distant; thence S 89° 28' E 483.8 feet to an iron pin; thence S 0° 18 3/4' W 679.6 feet to the center of the Lower Klamath Lake County Road as the same is presently located and constructed; thence N 69° 35 1/4' W along the centerline of said County Road 114.8 feet to a point; thence N 64° 41' W 413.0 feet to a point on the West line of said Lot 2; thence leaving the centerline of said County Road N 0° 06 1/4' E 467.4 feet more or less to the point of beginning; containing 6.3 acres more or less and being subject to all rights-of-way or easements of record or apparent on the premises.

PARCEL III: A tract of land situated in Lots 1, 2 and 3, Section 18, Township 38 South, Range 9 E.W.M., being more particularly described as follows:

Beginning at a point which is East 230 feet from a point on the Northeasterly line of the right of way of that certain spur track of the Southern Pacific Company known as "Hanks Spur", which is South 56° 32' East 11.24 chains from the quarter section corner on the west line of said Section 18; thence South 49° 03' East 3.79 chains to the northeasterly line of the right of way of said spur track; thence following the line of said spur right of way and 100 feet distant at right angles from the center line thereof the following courses and distances; South 64° 07' East 3.03 chains; South 60° 35' East 2.27 chains; South 57° 37' East 2.58 chains; south 54° 45' East 2.27 chains; South 52° 14' East 1.51 chains; South 50° 42' East 9.09 chains; South 49° 30' East 1.51 chains; thence West 1.14 chains to a point which is 50 feet distant at right angles from the centerline of said spur right of way; thence following the northeasterly line of said spur right of way and 50 feet distant at right angles from the center line thereof, southeasterly to an iron pin that is North 34° 23' West a distance of 982.8 feet from the gas pipe monument marking the northwest corner of "Pelican City" subdivision, said monument being North 89° 54' West a distance of 1995.5 feet from the southeast corner of said Section 18; thence North 40° 37' East a distance of 149.8 feet to an iron pin on the southwesterly right of way line of the Southern Pacific Railroad; thence Northwesterly along

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the southwesterly line of said right of way and 50 feet distant at right angles from the centerline thereof to a point that is East a distance of 8.25 chains from the point of beginning; thence West a distance of 8.25 chains, more or less, to the point of beginning, excepting therefrom right of way for Lakeport Boulevard.

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

In construing this deed the singular includes the plural as the circumstances may require.

No consideration has exchanged hands for this transfer which is solely to terminate tenancy by the entirety and to create tenancy in common.

WITNESS grantor's hand and seal this 16th day of July, 1968.

George P. Andrieu (SEAL)

Leona M. Andrieu (SEAL)

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

July 16, 1968

Personally appeared the above named George P. Andrieu and Leona M. Andrieu and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Alameda E. Giacomini
Notary Public for Oregon
My Commission expires: Aug. 5, 1970

(SEAL)

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of
Giacomini

on 16th day of July A. D. 19 68

at 4:20 o'clock PM and duly

recorded in Vol. M-68 of Deeds

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DOROTHY ROGERS, County Clerk

Fee 4.50

By Dorothy J. Allen Deputy

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NOTARY PUBLIC
STATE OF OREGON
COUNTY OF KLAMATH