

FEB 2 12 12 PM 1970

VOL 7170 PAGE 815

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That SAM W. CHERNABAEFF and SALLY CHERNABAEFF, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM CHERNABAEFF, 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:

W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 10;
W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 15;
SE $\frac{1}{4}$ Section 16;
NE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ Section 20;
W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 21;
NW $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 22,
excepting that portion conveyed to E.G. Scherer by deed Vol. 98, page 488, described as follows:

Beginning at a point 65 feet East of the quarter section corner between Sections 22 and 27 Township 39 S. R. 8 E.W.M.; thence East along said Section line 262 feet; thence North 54° West 400 feet to intersection of North and South line from quarter section corner between Sections 22 and 27 aforesaid; thence South along said line 120.5 feet; thence South 30° East to point of beginning, being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 22, TWP. 39 S. R. 8 E.W.M., and containing 1/4 acre, more or less. ALSO EXCEPTING portion conveyed to Charles W. Kerr and Marianna B. Kerr, husband and wife, by deed Vol. 254, page 322, described as follows: Beginning at a point on the section line 43.0 feet South of the quarter corner common to Sections 22 and 23 in Twp. 39 S. R. 8 E.W.M.; thence South along said Section line 366.3 feet to the point of intersection with the right of way of the Klamath Falls-Ashland Highway (Oregon 66); thence South 39°17' West 174.4 feet along said right of way to an angle point of same; thence South 40°06' West 254.5 feet along same right of way to a point; thence North 37°11' West 485.4 feet to a point; thence North 61°24' East 647.2 feet to the point of beginning, enclosing an area of 4.7 acres, more or less, and being in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 22, Township 39 S. R. 8 E.W.M. ALSO EXCEPTING portion conveyed to H. F. Murdoch by deed Volume 108, page 525, described as follows: Beginning at the quarter section corner between Sections 22 and 27 Township 39 S. R. 8 E.W.M., thence East 65 feet; thence North 30° West to intersection of North and South line from said quarter Section corner; thence South along said North and South line to point of beginning, being a portion of SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, Township 39 S. R. 8 E.W.M. containing 1/4 acre, more or less.

That part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 23 lying South of the Klamath Falls-Ashland Highway; all of the SW $\frac{1}{4}$, except that part lying Northwest of the Klamath of the Klamath Falls-Ashland Highway in Section 23; and that part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23 lying North and West of Klamath River (said SW $\frac{1}{4}$ SE $\frac{1}{4}$ being correctly described as Lot 1); all that part of the NW $\frac{1}{4}$ and of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 26, and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26 lying North and West of Klamath River (being correctly described as

RAMIREZ & HOOTS
ATTORNEYS AT LAW
514 WALNUT STREET
KLAMATH FALLS, ORE. 97601
TELEPHONE 864-9275

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NW $\frac{1}{4}$ NW $\frac{1}{4}$ and Lots 1, 2 and 3);

E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 27; also portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, described as follows: Commencing at a stake on the Section line between Sections 22 and 27 of Township 39 S. R. 8E.W.M. at a point 30 rods due East of the half mile post at the Northwest corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 27; thence due East on Section line 48 rods; thence due South 26 rods; thence West 30 rods; thence in a North-westerly direction in a straight line to the place of beginning, containing 6.5 acres, and being a part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$:

The SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28; NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 29; also, beginning at the Northeast corner of the W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29; thence West along the North line of W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ 385 feet, more or less, to the Northeast corner of property conveyed to Walter W. Vincent et ux by Deed recorded Volume 192, page 269; thence South along the East line of the said Vincent property to the North line of the Emmitt Ditch; thence East along the North line of said Emmitt Ditch to the East line of W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 29; thence North along said East line to the point of beginning;

All of the above described property being in Township 39 South, Range 8 East of the Willamette Meridian.

SAVING AND EXCEPTING THEREFROM the following described property:

A right of way conveyed by H. H. VanValkenburg et ux to Weyerhaeuser Timber Company, dated April 28, 1928, recorded May 5, 1928, on page 473 of Vol. 78 of Deeds. Said right of way crosses Section 23 and 27 Township 39 S. R. 8 E.W.M.

ALSO SAVING AND EXCEPTING rights of way for roadways, ditches, canals, or laterals.

ALSO SAVING AND EXCEPTING: A tract of land lying within the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 39 South, Range 8 East of the Willamette Base and Meridian, Klamath County, Oregon; said tract being particularly described as follows: Beginning at the one-quarter section corner common to Sections 22 and 23, Township 39 South, Range 8 East of the Willamette Base and Meridian; thence South along the section line a distance of 43.0 feet to a one-half inch steel rod marking the Northeast corner of that tract of land recorded in Volume 254 on page 322 of Deed Records of Klamath County, Oregon; thence South 61°24' West along the North boundary of said tract, a distance of 647.2 feet to a steel rod marking the Northwest corner thereof; thence South 37°11' East along the West boundary of said tract, a distance of 485.4 feet to a steel rod marking the Southwest corner of same and being on the Northerly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66); thence South 39°31' West along said right of way boundary, a distance of 428.7 feet to a 3/4" galvanized iron pipe; thence leaving said highway and bearing North 14°44' West a distance of 2441.9 feet to a 3/4" galvanized iron pipe set in an old existing fence line; thence North 89°25'45" East along said fence line a distance of 1168.7 feet to a point on the section line marked with a 3/4" galvanized iron pipe; thence South along the said section line a distance of 1303.0 feet; more or less to the point of beginning, containing 37.8 acres, more or less.

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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) (part of the) consideration.

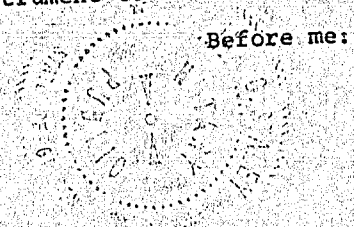
In construing this deed the singular includes the plural as the circumstances may require.

WITNESS Grantor's hand this 15th day of July, 1969.

Sam W Chernabaeff
Sally Chernabaeff

STATE OF OREGON)
County of Klamath) ss. August 12, 1969.

Personally appeared the above named SAM W. CHERNABAEFF and SALLY CHERNABAEFF, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Sam H. Staley
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-20-72

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

on this 2nd day of February A. D., 19 70
at 12:12 o'clock P.M. and duly
recorded in Vol. M-70 of Deeds
Page 815

WM. D. MILNE, County Clerk
By Deputy
Fee 11.50 36 Deputy.

RAMIREZ & HOOTS -3-
ATTORNEYS AT LAW
814 WALNUT STREET
KLAMATH FALLS, ORE. 97601
TELEPHONE 884-9275
BARGAIN AND SALE DEED
William Chernabaeff
29393 West Road
Shafter, Calif.

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ALL ENTRIES APPLY TO CURRENT PERIOD OF SERVICE (unless otherwise specified)

INSURANCE AND PAY DATA

40. VA COM
41. DE FROM
44. UN
47. PER
10

PERSONAL DATA

40. VA COM
41. DE FROM
44. UN
47. PER
10

DD FORM 1 JUL 68