

MAR 25 3 31 PM 1970

39678 VOL 170 PAGE 2340
BARGAIN AND SALE DEED

1
2 CHARLES G. AXEL, as his sole property free and clear
3 of marital rights pursuant to Antenuptial Agreement dated
4 February 12, 1965, recorded February 15, 1965, in Volume 359,
5 Page 311, Deed Records of Klamath County, Oregon, conveys to
6 DORIS ANNA AXEL MILLER and ROBERT DANIEL AXEL, trustee for
7 CHARLES G. AXEL, DORIS ANNA AXEL MILLER and ROBERT DANIEL AXEL
8 under Trust Agreement dated March 23, 1970, all that real pro-
9 perty situated in Klamath County, Oregon, described as set
10 forth in Exhibit "A" attached hereto and made a part hereof
11 as if fully set forth hereat.

12 The true and actual consideration for this transfer
13 is love and affection.

14 Dated this 23rd day of March, 1970.

15
16 Charles G. Axel
17 Charles G. Axel

18 STATE OF OREGON)
19)ss March 23, 1970
20 County of Klamath)

21 Personally appeared the above-named CHARLES G. AXEL
22 and acknowledged the foregoing instrument to be his voluntary
23 act. Before me:

24 Alameda E. Giacomini
25 Notary Public for Oregon
26 (SEAL)
27 My Commission Expires: Aug 5, 1970
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J. ANTHONY GIACOMINI
ATTORNEY AT LAW
KLAMATH FALLS, OREGON
JAG:mel

Bargain and Sale Deed

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PARCEL ONE: Northeast quarter of southwest quarter of Section 13, Township 39 South, Range 9 East Willamette Meridian, containing 38.7 acres, more or less, not included within the boundaries of drain ditches.

2341

PARCEL TWO: Beginning at the southeast corner of northwest quarter of southwest quarter of Section 13, Township 39 South, Range 9 East Willamette Meridian; thence North, along the east line of the northwest quarter of southwest quarter of said Section 13 a distance of 1374 feet, more or less, to a fence marking the north boundary of the southwest quarter of said Section 13; thence North 89°18' West along said fence line a distance of 352 feet, more or less, to the centerline of the 1-C-1-A drainage ditch; thence along the centerline of said drainage ditch, South 725 feet; thence South 15°55' West 525 feet, and thence South 4°34' West 150 feet, to the south line of the northwest quarter of southwest quarter of said Section 13; thence North 89°51' East along the south line of the northwest quarter of southwest quarter of said Section 13 a distance of 525 feet, more or less, to the point of beginning, being a portion of the northwest quarter of southwest quarter of Section 13, Township 39 South, Range 9 East Willamette Meridian, said description being made to the centerline of certain drain ditches, net area, excluding said ditches, being 10.55 acres, more or less.

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 39 S. R. 9 E.W.M. described as follows: Commencing at the Northwest corner of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 13 and running thence Southerly along the West line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to the Southwest corner thereof; thence Easterly along the Southerly line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 411 feet to the center line of said drain ditch; thence Northerly along the center line of said drain ditch North 0°44' West 30.4 feet; thence North 15°55' East 754.1 feet; thence North 25°37' East 316.5 feet; thence North 1°11' West 181.5 feet; thence North 15°55' East to the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence Westerly along the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to the point of beginning, excepting any rights of way heretofore conveyed for ditches or canals; also, that portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 39 S. R. 9 E.W.M. lying West of the U.S.R.S. No. 1-C-1-A-1 drain ditch, excepting any rights of way heretofore conveyed for ditches or canals.

PARCEL THREE:

That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 39 S. R. 9 E.W.M., Klamath County, Oregon, lying East of K.I.D. Lateral A-3-a (F-4), more particularly described as follows:

Beginning at the Southeast corner of said Section 14; thence Westerly along the South line of said Section 14 a distance of 287.00 feet to the East boundary of K.I.D. Lateral A-3-a (F-4); thence Northerly along the East boundary of said Lateral to the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence Easterly along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14 a distance of 311.0 feet to the East line of said Section 14; thence Southerly along the East line of said Section 14 to the point of beginning, containing 9.34 acres, more or less, less the County Road right-of-way along the South boundary of the above described property;

EXHIBIT "A"

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of J. Anthony Giacomini

this 25th day of March A.D. 1970 at 3:31 o'clock P.M., and duly recorded in Vol. M-70 of Deeds on Page 2340

FEE \$3.00

WM. D. MILNE, County Clerk

By Charles K. Christman - Deputy

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