

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That PAUL PHIPPS, whose full name is JUDSON PAUL PHIPPS, grandson of JAMES H. PHIPPS, deceased, grantor, in consideration of the sum hereinafter set forth, does hereby grant, bargain, sell, and convey unto T. WILSON PHIPPS and KAY R. PHIPPS, husband and wife, an undivided one-half interest, and ARTHUR NEIL PHIPPS, an unmarried man, their heirs and assigns forever, all of grantor's interest in and to the following described real property, together with the tenements, hereditaments and appurtenances, situate in Klamath County, Oregon, bounded and described as follows, to-wit:

1. Beginning at the Northeast corner of Section 1, Township 40S., R. 8 E.W.M., running thence South along Section line 580 feet to the center line of vacated Roosevelt Street; thence West along said center line 575.2 feet to the true point of beginning; thence continuing West along said center line 355 feet; thence South 145 feet to the center line of vacated alley; thence East along said center line 355 feet; thence North 145 feet to the point of beginning. Also known as Lots 14 and 15 in Block 5 and Lots 1 to 5 inclusive in Block 6 and streets and alleys adjoining in vacated South Midland, Oregon.

2. Beginning at the Northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 40 S., R. 8 E.W.M., thence South along the sixteenth quarter section line 580 feet to the center line of vacated Roosevelt Street to the true point of beginning; thence continuing South along said 1/16th line 145 feet to the center line of vacated alley; thence East along said center line 149.8 feet; thence North 145 feet to the center line of vacated Roosevelt Street; thence West along said center line 149.8 feet to the point of beginning. Also known as Lots 12 and 13 and 14 in Block 6 and streets and alleys adjoining in vacated South Midland, Oregon.

3. Beginning at the Northeast corner of Section 1, Township 40 S., R. 8 E.W.M., running thence South along Section line 1015 feet to the center line of vacated alley and the true point of beginning; thence West along said center line 170.2 feet; thence South 145 feet to the center line of vacated Bryan Street; thence East along said center line 170.2 feet to the Section line; thence North along said Section line 145 feet to the point of beginning. Also known as Lots 28, 29 and 30 in Block 8 and streets and alleys adjoining in vacated South Midland, Oregon.

4. Beginning at the Northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 40 S., R. 8 E.W.M., running thence along the sixteenth quarter section line 870 feet to the center line of vacated Fulton Street, to the true point of beginning; thence continuing South along said 1/16th line 145 feet to the center line of vacated alley; thence East along said center line 309.8 feet; thence North 145 feet to the center line of vacated Fulton Street; thence West along said center line 309.8 feet to the true point of beginning. Also known as Lots 8 to 14 inclusive in Block 7 and street and alleys adjoining in vacated South Midland, Oregon.

5. Beginning at a point 30 feet South of the Northwest corner of NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 40 S., R. 8 E.W.M., thence continuing South 115 feet to the center line of vacated alley; thence East along said center line 119.8 feet; thence North 115 feet to the South line of Klamath Street; thence West along said South line 119.8 feet to the point of beginning. Also known as Lots 13 and 14 in Block 2 and streets and alleys adjoining in vacated South Midland, Oregon.

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6. Beginning at a point 30 feet South of the Northwest corner of NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 40 S., R. 8 E.W.M., thence East along the South line of Klamath Street 189.8 feet to the true point of beginning; thence continuing East 40 feet; thence South 115 feet to the center line of vacated alley; thence West 40 feet; thence North 115 feet to the true point of beginning. Also known as Lot 10 in Block 2 and streets and alleys adjoining in vacated South Midland, Oregon.

7. Beginning at the Northeast corner of Section 1, Township 40 S., R. 8 E.W.M., thence South along the Section line 290 feet to the center line of vacated Washington Street; thence West 530.2 feet to the true point of beginning; thence continuing West along said center line 165 feet to the center line of vacated Third Street; thence South along said center line 145 feet to the center line of vacated alley; thence East along said center line 165 feet; thence North 145 feet to point of beginning, also known as Lots 13, 14 and 15 in Block 4 and streets and alleys adjoining in vacated South Midland, Oregon.

8. Beginning at the Northeast corner of Section 1, Township 40 S., R. 8 E.W.M., thence South along the Section line 870 feet to the center line of vacated Fulton Street; thence West along said center line 695.2 feet to the center line of vacated Third Street; thence continuing West along said center line 235 feet; thence South 145 feet to the center line of vacated alley; thence East along said center line 235 feet to the center line of vacated Third Street; thence North along said center line 145 feet to the point of beginning. Also known as Lots 1 to 5 inclusive in Block 7 and streets and alleys adjoining in vacated South Midland, Oregon.

9. Lots 26 and 27 in Block 4 of Midland, Oregon.

The consideration for this transfer is \$0.

To Have and to Hold, the above described and granted premises unto the said grantees, their heirs and assigns forever.

WITNESS my hand and seal this 24th day of May, 1971.

Judson Paul Phipps (SEAL)

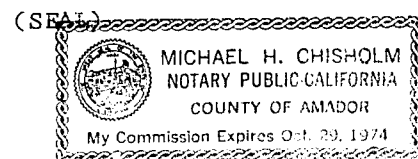
STATE OF CALIFORNIA)
County of Amador } ss.

May 24, 1971, 1971

Personally appeared the above named PAUL PHIPPS, whose full name is JUDSON PAUL PHIPPS, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Michael H. Chisholm
Notary Public for California
My Commission expires: 10-19-74



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request

this 8th day of June A. D., 1971 at 2:55 o'clock P. M., and duly recorded in
Vol. M-71 of Deeds on Page 5560
Fee 3.00

WM. D. MILNE, County Clerk

By James D. Kauten

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