

JUL 29 34 AM 1912

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT R. POWELL and RUBY G. POWELL, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto CHARLES G. DUNCAN and LEONE M. DUNCAN, husband and wife, hereinafter called Grantees, and unto Grantees' 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 portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying South of the irrigation ditch which runs through the said forty in Section 33, Twp. 40 South, Range 12 East, W.M.: SAVING AND EXCEPTING the potato cellar in the Southeast corner of said described tract, being a tract of land 36 feet North and South by 152 feet East and West; and EXCEPTING a right of way 16 feet wide to the Northwest corner of said potato cellar and along the North side of said cellar to the North and South road along the East side of said cellar for ingress and egress from other land as reserved by former owners;

also

PARCEL II:

That part of the E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 32 and part of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 33, Twp. 40 South, Range 12 East, W.M., described as beginning at the Southwest corner of the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 32, Twp. 40 S., Range 12 E., W.M., and running thence North along the forty line a distance of 1300 feet, more or less, to a point where the center line of the East-West Canal of the Shasta View Irrigation District extended meets the forty line; thence East a distance of 65 feet, more or less, to a point on the West bank of said North-South canal of Shasta View Irrigation District; thence South along the West bank of said North-South Canal a distance of 10 feet to a point; thence Easterly following the South bank of said East-West Canal through the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 32, and the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Sec. 33, both in said Township 40 S., Range 12 E., W.M., to the Easterly line of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 33; thence South along the Easterly line of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 33 to the Township line; thence Westerly along the township line to the

point of beginning, being in the E $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, and the W $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, Twp. 40 S., Range 12 E., W.M.; SAVING AND EXCEPTING tract of land described as Beginning at an iron pin on the South section line which lies West 781.5 feet from the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, Twp. 40 S., Range 12 E., W.M., and running thence North a distance of 95 feet to an iron pin; thence North 56 deg. 35' West a distance of 961 feet to an iron pine; thence South 33 deg. 25' West a distance of 45 feet to an iron pin which lies on the East bank of the Shasta View Irrigation Canal; thence South 36 deg. 25' East along the East bank of the above mentioned canal a distance of 200.00 feet to an iron pin; thence continuing along the East bank of the above mentioned canal South 30 deg. 14' East a distance of 492.8 feet to an iron pin which lies on the Section line; thence East along the section line a distance of 460 feet, more or less, to the point of beginning, being in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 33, and in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 32, both sections in Twp. 40 S., Range 12 E., W.M., said exception being for the West Reservoir.

PARCEL III:

NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Twp. 40 S., Range 12 E., W.M.

PARCEL IV:

That part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, Twp. 41 S., Range 12 East, W.M., lying North of the Main Canal (70 foot lift) of the said Shasta View Irrigation District.

PARCEL V: The NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Twp. 40 South,

Range 12 E., W.M.

PARCEL VI:

That part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Twp. 40 S., Range 12 E., W.M., lying North of the Main Canal (70 foot lift) of the Shasta View Irrigation District.

This deed is given in lieu of foreclosure of that certain Second Mortgage dated January 27, 1965, executed by Grantors to Grantees, recorded January 29, 1965 in Volume 228, page 368, Mortgage Records of Klamath County, Oregon.

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

5843

The true and actual consideration paid for this transfer,
stated in terms of dollars, is \$20,000.00.

WITNESS Grantors' hands this 19th day of May, 1972.

Robert R. Powell
Robert R. Powell
Ruby G. Powell
Ruby G. Powell

STATE OF OREGON)
County of Klamath) ss

On this 1st day of June, 1972, before me, Wilbur
O. Brickner, a Notary Public for Oregon, personally appeared the
above named Robert R. Powell and Ruby G. Powell, husband and
wife, and acknowledged the foregoing instrument to be their voluntary
act and deed.

Wilbur O. Brickner
Notary Public for Oregon
My comm. expires Oct. 29, 1975

STATE OF OREGON,
County of Klamath

Filed for record at request of

Wilbur O. Brickner

on this 2nd day of June A.D. 19 72

at 9:34 o'clock A M, and duly

recorded in Vol. M72 of Deeds

page 5841

Wm D. MILNE, County Clerk

By Lucinda Gustafson Deputy

Fee \$6.00

INDEXED

C 1

The true and actual consideration
stated in terms of dollars, is \$2

WITNESS Grantors' hands this _____
after.

of May, 1972.

Robert A. Powell
Robert A. Powell

STATE OF OREGON

County of Clatsop

Ruby C. Powell
Ruby C. Powell

On this _____
O. Brickner,
above named _____
wife, and act
act and deed

1972, before me, Wilbur
personally appeared the
G. Powell, husband and
instrument to be their voluntary

Notary Public for Oregon
My comm. expires Oct. 29, 1975

STATE OF OREGON

County of Clatsop

Witness the hand and seal of

Wilbur O. Brickner

Notary Public for Oregon

My comm. expires Oct. 29, 1975

Witness the hand and seal of

Wilbur O. Brickner

Notary Public for Oregon

My comm. expires Oct. 29, 1975

Witness the hand and seal of

Wilbur O. Brickner

Notary Public for Oregon

My comm. expires Oct. 29, 1975

Witness the hand and seal of

Wilbur O. Brickner

Notary Public for Oregon

My comm. expires Oct. 29, 1975

Witness the hand and seal of

Wilbur O. Brickner

Notary Public for Oregon

My comm. expires Oct. 29, 1975

Witness the hand and seal of

Wilbur O. Brickner

Notary Public for Oregon

My comm. expires Oct. 29, 1975