

34521

BARGAIN AND SALE DEED *m*  
Vol. 72 Page 1942

KNOW ALL MEN BY THESE PRESENTS, That RALPH PARR and BEATRICE PARR, husband and wife, hereinafter called grantor, for the consideration herein-after stated, does hereby grant, bargain, sell and convey unto MICHAEL GARY PARR, a single man, 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:

A tract of land situated in the NW 1/4 SE 1/4 of Section 18, Township 24 South, Range 7 East, W.M., more particularly described as follows:

Beginning at a point 480 feet south from an iron pin marking the Northeast corner of the NW 1/4 SE 1/4 of said Section 18; thence 120 feet south to an iron pin; thence approximately 309.6 feet west to the center of Crescent Creek; thence northerly along the center line of Crescent Creek to a point approximately 309.75 feet west of the point of beginning; thence east approximately 309.75 feet to the point of beginning, together with a perpetual easement for ingress and egress from said property over the Easterly 25 feet of the NW 1/4 SE 1/4 and the SW 1/4 NE 1/4 and the Northerly 25 feet of the SE 1/4 NE 1/4 of said Section 18 which lies Southwesterly of the Willamette Highway and northerly and easterly of said described property, but reserving a perpetual easement over the Easterly 25 feet of said described property for ingress to and egress from land lying South and East of described property in Section 18.

A tract of land situated in NW 1/4 of SE 1/4 and NE 1/4 of SE 1/4 of Sec. 18, Twp. 24 S. R. 7 E., W.M., more particularly described as follows:

Beginning at a point which is S. 01° 00' 51" W. 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE 1/4 and the SE 1/4 of said Sec. 18; thence S. 720.0 feet along the so called "false 1/16th line" which lies within the NE 1/4 and is East at a common 1/16th line between the NW 1/4 of SE 1/4 and NE 1/4 of SE 1/4 of said Sec. 18 to the point of beginning; thence West 287.30 feet to a point; thence continuing West 21 feet, more or less, to the flow line of Crescent Creek; thence Northerly 120 feet, more or less, along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet more or less North of the South line of said tract; thence East 36 feet more or less to a point; thence continuing East 278.60 feet to a point; thence South 120.0 feet along the "false 1/16th line" to the place of beginning.

EXCEPTING THEREFROM the Easterly 25 feet reserved for roadway and utility purposes.

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 -.

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

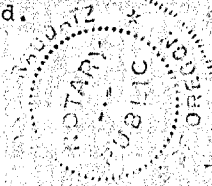
WITNESS Grantor's hand this 18th day of June, 1969.

*Ralph Parr*  
*Beatrice Parr*

STATE OF OREGON, County of Lane ) ss. June 18, 1969

Personally appeared the above named RALPH PARR and BEATRICE PARR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *James R. H. Day*  
Notary Public for Oregon  
My Commission Expires: 2/18/71



O'REILLY, ANDERSON, RICHMOND & ADKINS  
ATTORNEYS AT LAW  
933 PEARL STREET  
EUGENE, OREGON 97401  
TELEPHONE 342-2852

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Lane County Escrow  
this 18th day of October A. D. 19 72 at 11:35 o'clock A. M., and duly recorded in  
Vol. M 72 of DEEDS on Page 119h2

FEE \$ 2.00

WM. D. MILNE, County Clerk  
By *Hazel Dray*

DEED - WARRANTY  
WOLCOTT FORM B20 - REVISED  
67-2-20