

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that O'CONNOR LIVESTOCK COMPANY, an Oregon Corporation, grantor, for and in consideration of an exchange of stock from FRANCES O'CONNOR ENTERPRISES, INC., an Oregon Corporation, do hereby grant, bargain and sell to FRANCES O'CONNOR ENTERPRISES INC., an Oregon Corporation, grantee, all that real property situated in Klamath County, Oregon described as follows:

## PARCEL 1:

Township 40 South, Range 9 East of the Willamette Meridian

Section 13: SW 1/4

Section 14: SE 1/4, the SW 1/4, all that portion of the NW 1/4 NW 1/4 lying Westerly of the County Road. The S 1/2 NW 1/4, LESS portions thereof conveyed to the United States of America by deeds recorded in Deed Volume 99 page 184 and in Volume 105 page 261.

Section 15: SE 1/4, N 1/2 SW 1/4, All that portion of the NW 1/4 NW 1/4 and of the S 1/2 NW 1/4 described as follows: Beginning at the corner common to Sections 9, 10, 15 and 16; thence East 183 feet; thence South 38°43' West 25 feet; thence South 7°30' West 370 feet; thence South 20°00' West 385 feet; thence South 53°15' East 425 feet; thence South 12°00' East 435 feet; thence South 56°30' East 350 feet; thence South 43°20' East 290 feet; thence South 18°30' East 300 feet; thence South 27°45' East 250 feet; thence South 80°00' East 190 feet; thence North 76°30' East 520 feet; thence South 76°00' East 345 feet; thence South 89°00' East 490 feet; thence South 65°30' East 30 feet; thence South to the Southeast corner of the SE 1/4 NW 1/4 of said Section 15; thence West along the South line of said NW 1/4 of said Section 15, to the quarter corner common to Sections 15 and 16; thence North along the Section line to the point of beginning.

Section 16: W 1/2 NE 1/4, SE 1/4 NE 1/4, E 1/2 NW 1/4, and the SE 1/4

Section 22: E 1/2 NE 1/4, NE 1/4 SE 1/4

Section 23: E 1/2 NW 1/4, NW 1/4 NW 1/4, W 1/2 NE 1/4, NW 1/4 SW 1/4, and W 1/2 SE 1/4

Section 26: NW 1/4 NE 1/4

Township 40 South, Range 9 East of the Willamette Meridian Portion Section 36  
Township 40 South, Range 10 East of the Willamette Meridian Portion  
Sections 31 and 32  
Township 41 South, Range 10 East of the Willamette Meridian Portion  
Sections 5, 6, 7 and 8; described as follows:

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1.

Commencing at the Northwest corner of Section 7, Township 41 South, Range 10 East of the Willamette Meridian, thence South, 2,349.63 feet; thence East 588.53 feet to a 5/8 inch iron pin on the Northerly boundary of Lower Lake Road for the true point of beginning; thence North 32°57'50" East, 626.60 feet; thence North 30°37'40" East, 583.76 feet; thence North 2°06'10" West, 272.55 feet; thence North 26°53'30" West, 795.90 feet; thence North 00°59'20" West, 483.48 feet; thence North 30°49'50" East, 1,493.24 feet; thence North 8°30'40" West, 1,245.85 feet; thence North 26°12'20" West, 5,063.29 feet; thence North 9°33'50" East, 881.61 feet; thence North 17°30'30" East, 240.44 feet; thence North 20°16'20" East, 245.73 feet; thence North 36°44'20" East a distance of 920 feet, more or less, to a point on the North boundary of the S½NW¼ of Section 31. Township 40 South, Range 10 East of the Willamette Meridian; thence East along said line and the North line of the S½NW¼ to the East line of Section 31; thence South along said East line to the East-West centerline of Section 32; thence East along said line to the Northeast corner of the NW¼SW¼; thence South along the North-South centerline of the SW¼ of Section 32 and the W¼ of Section 5, Township 41 South, Range 10 East of the Willamette Meridian, and the NE¼ of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, to the East-West centerline of Section 8; thence West along said centerline to the East line of Section 7, Township 41 South, Range 10 East of the Willamette Meridian; thence South along said line to the North right of way line of the Lower Klamath Lake Road; thence Northwest along said North line to the point of beginning. SAVE AND EXCEPT from the above described parcel: S½NW¼ Section 31, Township 40 South, Range 10 East of the Willamette Meridian.

Township 33 South, Range 14 East of the Willamette Meridian

Section 17: The W½ and the SE¼  
 Section 18: The E½  
 Section 20: All  
 Section 21: All  
 Section 28: The N½N½

Township 35 South, Range 14 East of the Willamette Meridian

Section 7: The E½, the SW¼SW¼ and the E¼SW¼  
 Section 8: The NW¼, the N½SW¼ and the SW¼SW¼  
 Section 17: The W½W½  
 Section 18: All  
 Section 35: The S½NW¼NE¼, the S½NW¼NW¼, the N½S½NW¼, and the N½NW¼SW¼

PARCEL 2: Granting and conveying an undivided one-half interest in the following described properties

Township 37 South, Range 9 East of the Willamette Meridian

Section 31: All of the NE¼SE¼, and that portion of Lots 4 and 5, lying Southerly and Easterly of the County Road, formerly the Dalles-California Highway. SE¼SW¼, and S½SE¼.

Township 38 South, Range 8 East of the Willamette Meridian

Section 1: That portion of Lots 1 and 2 lying East of the State Highway, as described in Deed Volume 138 page 81, in Section 1, containing 11 acres, more or less, SAVING AND EXCEPTING THEREFROM any portion of Upper Lake Garden Tracts, as same is now platted that may lie in said Government Lot 2.

Township 38 South, Range 9 East of the Willamette Meridian

Section 5: NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ , the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ , the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$  and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ .

Section 6: NE $\frac{1}{4}$ , the NW $\frac{1}{4}$ , the N $\frac{1}{2}$ SE $\frac{1}{4}$ , the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , the NE $\frac{1}{4}$ SW $\frac{1}{4}$ , and that portion of Lot 1 lying Northeasterly of the County Road, formerly the Dalles-California Highway; SAVING AND EXCEPTING that portion conveyed to C. W. Hurtgen by deed executed on November 8, 1943, recorded December 20, 1943, in Deed Volume 160 page 527.

Section 8: W $\frac{1}{2}$ NW $\frac{1}{4}$

Township 39 South, Range 9 East of the Willamette Meridian

Section 6: The S $\frac{1}{2}$ NE $\frac{1}{4}$ , the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , the NE $\frac{1}{4}$ SW $\frac{1}{4}$ , and the N $\frac{1}{2}$ SE $\frac{1}{4}$

Township 38 South, Range 9 East of the Willamette Meridian

Section 17: E $\frac{1}{2}$ SW $\frac{1}{4}$ , and the SE $\frac{1}{4}$ , SAVING AND EXCEPTING therefrom that portion thereof more particularly described as follows: Beginning at a point on the line between Sections 16 and 17 of said township and range, which point is 660 feet North of the corner common to Sections 16, 17, 20 and 21 of said township and range; thence Westerly along a line parallel to the South line of said Section 17 a distance of 1634.0 feet; thence at right angles North a distance of 660 feet; thence at right angles East and parallel to the South line of said Section 17 a distance of 990 feet; thence at right angles North a distance of 330 feet; thence East at right angles and parallel to the South line of said Section 17 a distance of 644 feet, more or less, to the East line of said Section 17; thence South along the East line of Section 17 a distance of 990 feet, more or less, to the point of beginning, containing 29.64 acres, more or less, in the SE $\frac{1}{4}$  of said Section 17.

Section 20: N $\frac{1}{2}$ N $\frac{1}{2}$  SAVING AND EXCEPTING therefrom that portion thereof described as follows: Commencing at the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section, which point is the true point of beginning; thence North along the Westerly line of Section 20 a distance of 723 feet; thence East 300 feet to a point; thence South 725 feet to a point, said point being on the Southerly line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence West 300 feet to the point of beginning, containing 5 acres, more or less.

ALSO SAVING AND EXCEPTING from said Sections 17 and 20 two parcels, more particularly described as follows:

Beginning at the iron pin marking the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 20; thence South 89°21' East 393.24 feet; thence North 0°46' East 1962.0 feet; thence North 89°05' West 2675.11 feet; thence South 0°50' West 1969.63 feet; thence South 89°10' East 966.14 feet; thence South 89°21' East 1318.1 feet to the point of beginning, containing 120.00 acres, more or less.

Beginning at a point which lies South 89°21' East 393.24 feet and North 0°46' East 156.33 feet from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 17; thence South 89°21' East 600.0 feet; thence South 0°46' West 217.8 feet; thence North 89°11' West 600.0 feet; thence North 0°46' East 217.8 feet to the point of beginning, containing 3.00 acres, more or less.

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5.

Township 38 South, Range 9 East of the Willamette Meridian:

Section 5: NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , the S $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , the N $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ , the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ , and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ , and the S $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$

Section 6: NE $\frac{1}{4}$ , the NW $\frac{1}{4}$ , the N $\frac{1}{4}$ SE $\frac{1}{4}$ , the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , the NE $\frac{1}{4}$ SW $\frac{1}{4}$  and that portion of Lot 1 lying Northeasterly of the County Road, formerly the Dalles-California Highway, SAVING AND EXCEPTING that portion conveyed to C. W. Hurtgen by Deed executed on November 8, 1943, recorded December 20, 1943, in Deed Volume 160 page 527, records of Klamath County, Oregon.

Section 8: W $\frac{1}{4}$ NW $\frac{1}{4}$

Township 39 South, Range 10 East of the Willamette Meridian

Section 2: All that portion of Lot 1 of Section 2, said township and range, which lies Easterly from the Easterly boundary of the Klamath Falls-Lakeview Highway and more particularly described as follows: Beginning at the Southeasterly corner of said Lot 1 and running thence North 1°28' West along the Easterly boundary of said Section 2, a distance of 765.7 feet, more or less, to its intersection with the Easterly boundary of the right of way of the Klamath Falls-Lakeview Highway; thence South 8°8' West along said right of way 773.3 feet, more or less, to its intersection with the Southerly boundary of said Lot 1; thence East along said Lot 1 boundary 129.0 feet, more or less, to the point of beginning (being same property described in deed recorded April 28, 1944, in Volume 164 page 342 of Klamath County, Oregon Deed records, which conveyed said property to Matthew O'Connor and to John D. O'Connor).

Lot 1 in Block 6 of Midland, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Township 39 South, Range 9 East of the Willamette Meridian

Section 9: Government Lots 3 and 4

ALSO, that portion of Tract 90 of Enterprise Tracts which lies West of the right of way of the Southern Pacific Railroad described as follows: Commencing at the intersection of the Northerly line of a road running Easterly and Westerly through the center of Section 9 with the Westerly line of said Tract 90, being 30 feet North of the Southwest corner of said tract, and running thence Northerly along the Westerly boundary of said tract 1434.3 feet, more or less, to the U.S. meander line of 1858; thence Northeasterly along the meander line 252 feet to the Westerly line of said right of way; thence Southerly 1540 feet to the Northerly line of said road; thence Westerly along the North boundary of said road 234.8 feet to the point of beginning.

ALSO, That part of Tract 90 of Enterprise Tracts described as follows: Beginning at a point on the Easterly line of California Northeastern Railway Company right of way, which point is 30 feet, more or less, North from the South line of the NW $\frac{1}{4}$  of Section 9, Township 39 South, Range 9 East of the Willamette Meridian; thence running in an Easterly direction parallel with and 30 feet, more or less, North from the South line of the NW $\frac{1}{4}$  of Section 9, 263.2 feet, more or less, to a point; thence in a Northerly direction parallel with the Easterly boundary line of said Tract 90 to the Southerly right of way line of Great Northern Railway right of way; thence Northwesterly to the East right of way line of Southern Pacific railroad right of way; thence Southerly along said Easterly line to the point of beginning.

ALSO that part of the  $W\frac{1}{2}SW\frac{1}{4}$  of Section 9 and all that part of Lots 5, 6 and 10 of Section 8 Township 39 South, Range 9 East of the Willamette Meridian, more particularly bounded and described as follows: Commencing at a point on the section line between Sections 8 and 9, 1700 feet North of the Section corner common to Sections 8, 9, 16 and 17, as the point of beginning; thence North  $35^{\circ}$  West, approximately 1600 feet to the East bank of the Klamath River; thence in a Northeasterly direction along East bank of Klamath River, approximately 1100 feet to the intersection of said East bank of river with section line running North and South between Sections 8 and 9; thence South along said Section line 954 feet, more or less, to the one-quarter section corner between Sections 8 and 9; thence East 1318.2 feet, more or less, to the Northeast corner of the  $NW\frac{1}{4}SW\frac{1}{4}$  of Section 9; thence South 1256.1 feet, more or less, to the West boundary line of the right of way of the California Northeastern (Southern Pacific) Railway; thence in a Southwesterly direction along West boundary line of said railway right of way approximately 930 feet to the intersection of said West boundary line of said railway right of way with the North boundary line of the right of way of the U.S. Government irrigation canal or lateral F14; thence in a Northwesterly direction along said North boundary line of said irrigation canal (or lateral) right of way approximately 1300 feet to the intersection of said North boundary line of said irrigation canal (or lateral) right of way with the Section line running North and South between Sections 9 and 8; thence North along said section line approximately 120 feet to the point of beginning, except a strip of land 60 feet in width the center line of which extends from a point on the North boundary line of the right of way of the U.S. Government irrigation canal or lateral, F14, which point is 30 feet distant from the intersection of said North boundary line with the West boundary line of the right of way of the California Northeastern (Southern Pacific) Railway; thence in a Northeasterly direction for a distance of approximately 930 feet to the center of the approach and the overhead bridge crossing said railway right of way; but including the right to use said approach and bridge on said railroad right of way in conjunction with others; EXCEPTING FURTHER, a strip of land 50 feet in width, the center line of which extends from a point on the West boundary of said railroad right of way, which point is 25 feet distant Northeasterly from the intersection of said West boundary line with the North boundary line of said Canal and running thence in a Northwesterly direction for a distance of approximately 1300 feet to a point on the line running North and South between Sections 8 and 9, which point is 37 feet North of the intersection of the North boundary line of said irrigation canal with said section line.

ALSO, Beginning at the most Northerly corner of Lot 4 of said Section 9; thence South  $65^{\circ}30'$  West 178.36 feet; thence North  $52^{\circ}30'$  West 800 feet; thence North  $50^{\circ}00'$  East, 55 feet; thence North  $29^{\circ}00'30''$  East 307.7 feet; thence East 650 feet; thence South  $63^{\circ}14'10''$  East to the Westerly right of way line of the Southern Pacific Railroad; thence South along said line to its intersection with the 1858 meander line; thence South  $66^{\circ}25'$  West to a point that is South  $59^{\circ}30'$  East from the point of beginning; thence North  $59^{\circ}30'$  West to the point of beginning.

ALSO, Tract 29 of Ewauna Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

A tract of land lying within Sections 20, 21 and 28 of Township 46 North, Range 6 East, Mt. Diablo Meridian, Modoc County, California, more particularly described as follows:

Beginning at the Southwest corner of said Section 21; thence North along the West Boundary of said Section 1320 feet to the South  $1/16$  corner between Sections 20 and 21; thence West, along the South

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Boundary of the Northeast one-quarter of the Southeast one-quarter of Section 20 a distance of 1060 feet, more or less to the East Boundary of Highway No. 139; thence Northerly, along said Highway Boundary, 560 feet, more or less to the South edge of an existing road; thence due East, 2920.00 feet; thence due South, 3200 feet to the South Boundary of the North one-half of the North one-half of Section 28; thence West, along said boundary to the Southwest corner thereof, said point also being the North 1/16 corner between Sections 28 and 29; thence North, along said Section line 1320 feet, more or less to the point of beginning, containing 150 acres, more or less. Subject to easements of record and those apparent on the ground.

Granting and conveying to Grantee a right of Easement or ingress and egress from the Highway along the north side of the above described property to the properties conveyed herein, said Easement being forty feet (40') in width and three hundred feet (300') in length.

That grantor saves, excepts and expressly reserved from the above described lands described in Parcel I and Parcel II, an undivided one-half (50%) interest in all subsurface rights including said interest in all water, steam, gas, oil, coal, minerals or any other commercially valuable materials or substances or energies, in and under said lands that may be produced and reserves further the right of ingress and egress at all times for the mining, drilling, exploring, operating and developing said lands with the right of removal of said water, steam, gas, coal, oil, minerals or any other commercially valuable materials, substances or energies, that may be found and discovered under said lands.

That said properties are granted and conveyed subject to all mortgages, encumbrances, right of ways, easements, agreements, or interest appearing on the land or of public records.

Dated this 14 day of MAY, 1974.

O'CONNOR LIVESTOCK COMPANY

By

John DeCannos  
President

By

John DeCannos  
Secretary

BARGAIN AND SALE DEED  
6.

6306

STATE OF OREGON }  
County of Klamath } ss.

Personally appeared John D. O'Connor, Pres. and John M. O'Connor, Vice President, who, being duly sworn, each for himself and not one for the other, did say that the former is the O'Connor Livestock Co president and that the latter is the O'Connor Livestock Co secretary of O'Connor Livestock, a corporation, and that seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Dated this 14 day of May, 1974.

William F. Brand  
NOTARY PUBLIC FOR OREGON  
My Commission expires 7-24-76

*Trans to:*

Pat to: Vandenberg & Brandness  
411 Pine  
K. Falls, OR 97601

BARGAIN AND SALE DEED  
7.

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
VANDENBERG & BRANDNESS  
on this 20th day of May, A. D. 19 74  
at 5:00 o'clock P. M. and duly  
recorded in Vol. M 74 of DEEDS  
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WM. D. MILNE, County Clerk

Fee \$ 11.00 By Paul D. Hail Deputy.