

BARGAIN & SALE DEED

FOR VALUE RECEIVED
SHARON G. SPEER

91289

Vol. 74 Page 9050

herein referred to as grantors, hereby grant, bargain, sell and convey unto

HOWARD E. SPEER

herein referred to as grantees, the following described real property, with tenements, hereditaments and appurtenances, to wit:

Described on Exhibit "A" attached hereto

"The true and actual consideration for this transfer is \$ 0

Dated 7/23 1974

(Seal)

Sharon G. Speer (Seal)
Sharon G. Speer

(Seal)

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

Sharon G. Speer

and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Dated 7/23 A.D. 1974

My Commission Expires

Phyllis J. Baker
Notary Public for Oregon

BARGAIN & SALE DEED

Pioneer
TITLE CO.

100 FRANK STREET / EUGENE, OREGON

Return To:

Howard E. Speer
821 Kilbuck Street
Eugene, Oregon

PIONEER TITLE CO.

9051

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

Beginning at an iron rod on the East line of the NE 1/4 of the NW 1/4 of the SE 1/4 of Sec. 18, said iron rod being South thereon a distance of 120.0 feet, more or less from an iron rod marking the Southeast corner of the SE 1/4 of the SW 1/4 of the NE 1/4 of said Sec. 18; thence West a distance of 460.0 feet, more or less, to an iron rod; thence continuing West along this line a distance of 85.0 feet to the margin of Crescent Creek; thence continuing West along this line a distance of 15.0 feet, more or less, to the centerline of said creek; thence Northerly along the centerline of said creek to the intersection of said centerline with a line running East parallel to and 120.0 feet, more or less, North of the line of beginning; thence East along this line 15.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 514.36 feet, more or less, to an iron rod marking the SE corner of the SE 1/4 of the SW 1/4 of the NE 1/4 of Sec. 18; thence South along the East line of the NW 1/4 of the NE 1/4 of the SE 1/4 of Sec. 18 120.0 feet, more or less, to the point of beginning.

together with the perpetual easement for ingress to and egress from said property over the Easterly 25 feet of the NW 1/4 SE 1/4 and SW 1/4 NE 1/4 and the Northerly 25 feet of SE 1/4 NE 1/4 of said Sec. 18, which lie 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 egress from and ingress to land lying South and East of said described property in said Sec. 18, TWP. 24 South, Range 7 EWM.

Subject to rights of governmental bodies in and to that portion of said premises lying below the high water mark of Crescent Creek; to rights of the public in and to any portion of above described property lying within the limits of roads or highways, and to easements and rights of way of record or apparent on the land, if any.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of HOWARD E. SPEER

This 25th day of JULY A. D. 1971 at 10:18 o'clock A. M., and duly recorded in Vol. M 14 of DEEDS on Page 9050

FEE \$ 4.00

WM. D. MILNE, County Clerk

By Hazel Brazil Deputy

81581

4153 BARGAIN AND SALE DEED - SPEER, DEEDS

OFFICE
ST. 11