

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH COUNTY TITLE CO., a corporation duly organized under the laws of the State of Oregon, Trustee, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES F. STILWELL, 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:

PARCEL NO. 1: That prt of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 28 Township 38 South, Range 9 E.W.M. lying South and Easterly of the Old Fort Klamath Road, the centerline of said road being more particularly described as follows: Beginning at the quarter corner on the East boundary of said Section 28; thence West 142.48 feet to a point in the centerline of said Road; thence South 22°17' West 162.26 feet to a point; thence South 56°21' West 521.34 feet to a point; thence South 38°05' West 575.36 feet to a point; thence South 75°30' West 308.2 feet to a point; thence South 46°29' West to a point on the West boundary of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 28, EXCEPTING THEREFROM the following described tract of land: A tract of land in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 28 Township 38 South, Range 9 East, Willamette Meridian more particularly described as follows: Beginning at a point which is the Northeast corner of Dixon Addition, which point is also the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 28; thence East along the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  200 feet to a point; thence North to the South line of the Old Fort Road; thence Westerly and Southerly along the South line of said Road to its intersection with the West boundary of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 28; thence South along the West boundary of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  to the point of beginning.

PARCEL NO. 2: SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 28 Township 38 South, Range 9 East, Willamette Meridian, EXCEPTING THEREFROM the South 660 feet conveyed to I.L.C. Gooding by deed recorded in Volume 83 at page 272, Deed Records of Klamath County, Oregon.

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

The true and actual consideration for this transfer, stated in terms of dollars, is none.

In Witness Whereof, the grantor has executed this instrument this 26th day of December, 1974, and has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

KLAMATH COUNTY TITLE CO., Trustee

By RE Leach President

By Darle Runnels Secretary

STATE OF OREGON, County of Klamath)ss.  
December 26, 1974.

Personally appeared Darle Runnels and Robert E. Veatch who, being duly sworn, each for himself and not one for the other, did say that the former is the secretary and that the latter is the president of Klamath County Title Co., a corporation, and that the 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. Before me:

[Signature]  
Notary Public for Oregon  
My commission expires 8-5-75

December 20, 1974

16266

Mr. Robert E. Veatch  
Klamath County Title Company  
422 Main St.  
Klamath Falls, Oregon 97601

Re: Stilwell et al Trust.

Dear Bob:

Attached is copy of letter from Mr. Zamsky dated  
July 25, 1974, directed to your attention.

Will you kindly revoke and terminate the above  
trust and reconvey the real property to me prior to  
December 31, 1974, since I plan to make a gift of a  
portion of the property to my children this year.

Very truly yours,

*James F. Stilwell*

Ret:  
James F. Stilwell  
519 Main St  
Klamath Falls, OR 97601

STATE OF OREGON,  
County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 26th day of DECEMBER A.D. 19 74

at 2:15 P.M. and duly

recorded in Vol. 16265 of DEEDS

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Wm D. McLINE, County Clerk

By *Hayden* Deputy

CR 4.00