

96016

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BARGAIN AND SALE DEED

FRED L. MAHN conveys to THE OREGON BANK, an Oregon corporation, Trustee for Fred L. Mahn under the Trust Agreement dated December 19, 1974, all that real property situated in Klamath County, State of Oregon, described in Exhibit "A" attached hereto.

There is no consideration for this transfer.

DATED this 19 day of December, 1974.

Fred L. Mahn
FRED L. MAHN

RECEIVED
DEC 26 1974
2:30 pm

STATE OF OREGON)
County of Deschutes) ss. DECEMBER 12, 1974.

Personally appeared the above-named Fred L. Mahn and acknowledged the foregoing instrument to be his voluntary act. Before me:

James D. [Signature]
Notary Public for Oregon
My commission expires: 8-5-78

Until further notice, send Tax Statements to:
The Oregon Bank, Trust Department
P.O. Box 2808
Portland, OR 97208

16271 A

PARCEL 1:

In Township 23 South, Range 9 East of the Willamette Meridian, the SW 1/4 of the NW 1/4 of Section 25, the NW 1/4 of the NW 1/4 of Section 36, and that part of the SE 1/4 of the SE 1/4 of Section 26 lying Southeast-erly of the East boundary of the right-of-way of the Dalles-California Highway as de-scribed and set forth in that certain Warranty Deed executed on the 12th day of May, 1952, wherein Brooks-Scanlon, Inc., was grantor, and the State of Oregon was Grantee, recorded May 22, 1952, Book 254, page 630, Deed Records of Klamath County, Oregon, and Northeasterly of a line that is 33 feet distant Northeasterly from the center line of the existing access road to a former logging camp site, said access road being more specifically described in the Deed executed on the 12th day of May, 1952, described above, excepting therefrom the certain lands described in that certain Deed dated April 9, 1910, in which Antone Aune was Grantor and the Oregon Trunk Railway was Grantee, recorded in Vol. 29, page 150, of Klamath County Records of Deeds.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Easement, including the terms and provisions there-of, for telephone and telegraph lines, recorded in Deed Vol. 88 at page 120 in favor of Pacific Telephone and Telegraph Company. (Affects SW 1/4 SW 1/4 of Sec. 25 and NW 1/4 NW 1/4 of Sec. 36.)
3. Right-of-way including the terms and provisions there-of, for gas transmission line, recorded September 26, 1960 in Deed Vol. 324 at page 290, in favor of Pacific Gas Transmission Company.
4. Limited access in deed to State of Oregon by and through its State Highway Commission recorded May 22, 1952, in Deed Vol. 254 at page 630, which provides that no right or easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
5. Easement, including the terms and provisions thereof, for road purposes, recorded February 11, 1963, in Deed Vol. 343 at page 153 in favor of Brooks-Scanlon, Inc. (Affects NW 1/4 NW 1/4 of Sec. 36.)

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PARCEL 2:

Tax Lot 30 X in Section 26, Township 23 South, Range 9 East of the Willamette Meridian, also described as follows: The old railroad right-of-way in the SE 1/4 SE 1/4 of the said Section 26, Township 23 South, Range 9 E.W.M., excepting the 1.8 acres described in deed recorded in Volume 235, Page 637, Deed Records of Klamath County, and excepting .5 acres described in deed recorded in Volume 252, Page 471, Deed Records of Klamath County, the tract conveyed herein consisting of 1.70 acres.

PARCEL 3:

The NW 1/4 of the NW 1/4, the SE 1/4 of the NW 1/4 and the West Half of the NE 1/4 of the NW 1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian.

PARCEL 4:

The West 1/2 of the SW 1/4 of Section 22, Township 23 South, Range 10 East of the Willamette Meridian.

PARCEL 5:

The East 1/2 of the SW 1/4 and that portion of Lot 4 lying East of the Dalles-California Highway, all in Section 18, Township 23 South, Range 10 East of the Willamette Meridian. SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon by and through its State Highway Commission, by Deed recorded August 4, 1952, Vol. 256, page 119, Deed records of Klamath County, Oregon.

SUBJECT TO:

1. Rights-of-way for ditches, laterals, canals and roadways, if any.
2. Provisions and restrictions set out in Deed to The State of Oregon, by and through its State Highway Commission, recorded August 4, 1952, in Vol. 256, page 119, Deed records of Klamath County, Oregon.
3. Right-of-way granted to Pacific Telephone and Telegraph Company by deed recorded October 10, 1928, in Vol. 82, page 359, Deed Records of Klamath County, Oregon.

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4. Acreage and use limitations under the provisions
of United States Statutes and Regulations issued
thereunder

STATE OF OREGON,
County of Yamhill
Filed for record & return of:

on this 26th day of December, A.D. 1974
at 2:30 P.M. and duly
recorded in Vol. 11, 74
Page 16271
Wm. D. MILNE, County Clerk
By *Hazel Draper* Deputy
Dec. 30, 1974

EXHIBIT "A" page 3 and Final