

3229

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that WALTER C. BADOREK, hereinafter called the Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM J. MILLS, Hereinafter called the Grantee, and unto the 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, and described as follows, to-wit:

A tract of land located in the South one-half (S $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 3, Township 39 South, Range 9, East of the Willamette Meridian, and more particularly described as follows, to-wit:

Commencing at the Southwest (SW) corner of Section 3, Township 39 South, Range 9, East of the Willamette Meridian; thence South 89°33'35" East, 927.74 feet; thence North 00°26'25" East, 30 feet to the true point of beginning; thence North 00°26'25" East, 269.68 feet; thence South 89°37'05" East, 335.67 feet; thence South 00°12'43" East, 70.63 feet; thence North 89°33'35" West, 25 feet; thence South 15°19'03" West, 206.54 feet; thence North 89°33'35" West, 258.05 feet, to the true point of beginning.

SAVING AND EXCEPTING unto the Great Northern Railway Co., a Minnesota corporation, its successors and assigns, the right to maintain and use the present railway tracks upon, over and across the above described property.

ALSO EXCEPTING therefrom a reservation unto the Great Northern Railway Co., a Minnesota corporation, its successors and assigns forever, all iron, natural gas, coal, oil and all minerals of any nature whatsoever upon or in the lands above described, together with the sole, exclusive and perpetual right to explore for, remove and dispose of the same by means or methods suitable to the

8672

Grantor, its successors and assigns, but without entering upon or using the surface of the lands above described, and in such manner as not to interfere with the use thereof by the Grantee, its successors and assigns.

TO HAVE AND TO HOLD the same unto the said Grantee and unto Grantee's heirs, successors and assigns forever.

THE TRUE AND ACTUAL consideration paid for this transfer, stated in terms of dollars, is unknown; the actual consideration consists of or includes other property of value given which is the whole consideration.

IN CONSTRUING this deed, where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11 day of July, 1975.

Walter C. Badorek
Walter C. Badorek

STATE OF OREGON)
County of Klamath) ss:

On this 11 day of July, 1975, personally appeared the above named Walter C. Badorek, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Arthur C. Beddoe
Notary Public for Oregon
My Commission Expires: 3/13/77

Page 2 - BARGAIN AND SALE DEED

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of BEEDOE & HAMILTON ATTYS

this 29th day of JULY A. D., 1975 at 2:10 o'clock P.M., and duly recorded in

Vol. M 75 of DEEDS on Page 8671

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *Hazel May* Deputy