

3340

72/ Vol. 75 Page 8811

BARGAIN AND SALE DEED

CLAYTON E. CHARLEY and NANCY J. CHARLEY, husband and wife,  
grantors, convey to CHARLEY LIVESTOCK CO., an Oregon corporation,  
grantee, the real property described on Exhibit "A" attached  
hereto.

The true consideration for this conveyance is other value  
given.

Unless a change is requested, all tax statements shall be  
sent to:

Clayton E. Charley  
553 Glass Lane  
Central Point, OR 97501

Dated this 31st day of March, 1975.

Clayton E. Charley  
Clayton E. Charley

Nancy J. Charley  
Nancy J. Charley

STATE OF OREGON )  
County of Jackson ) ss.

On this 31st day of March, 1975, personally appeared the  
within named CLAYTON E. CHARLEY and NANCY J. CHARLEY, husband  
and wife, and acknowledged the foregoing instrument to be their  
voluntary act and deed.

Before me:

Susan A. Haag  
Notary Public for Oregon  
My commission expires 3/15/78

Bargain and Sale Deed

8812

EXHIBIT "A"  
DEED

CLAYTON E. CHARLEY and NANCY J. CHARLEY

TO

CHARLEY LIVESTOCK CO.

TABLE ROCK PROPERTY - Jackson county, Oregon:

Northeast quarter of the northeast quarter of section 35;  
southwest quarter of northwest quarter of section 36, excepting  
that part thereof lying easterly of Antioch Road;

northwest quarter of northwest quarter of section 36, except  
that part lying easterly of Antioch Road;

the north half of the northeast quarter; the north 1/3 of the  
south half of the northeast quarter; the north 1/3 of the  
southeast quarter of the northwest quarter of section 36;

southeast quarter of the southwest quarter of section 26;

southeast quarter of the southeast quarter; the east half of  
the northeast quarter of the southeast quarter of section 25;

Beginning at the northeast corner of the southwest quarter of  
the northwest quarter of section 25; thence south 240 rods to  
the section line between sections 25 and 36; thence west to the  
county road; thence northerly along the said road to post due  
west of the place of beginning; thence east to beginning in  
sections 25 and 26, EXCEPTING that portion described as follows:  
Beginning at the southeast corner of the southwest quarter of  
the southwest quarter of section 25, township 35 south, range  
2 west of the Willamette Meridian in Jackson county, Oregon;  
thence west on the south boundary of the southwest quarter of  
the southwest quarter of said section 25 a more or less dis-  
tance of 415 feet to the northeasterly right-of-way line of  
Antioch (county) Road; thence along said road boundary as  
follows: north 19°05'30" west 30 feet more or less to a point  
of curve; thence 426.79 feet along the arc of a 994.93 foot  
radius curve to the left (the long chord of which bears north  
31°22'50" west 423.54 feet); thence north 43°40'20" west 955.8  
feet; thence leaving said right-of-way line east 1305 feet more  
or less to the east boundary of the southwest quarter of the  
southwest quarter of said section 25; thence south along the  
east boundary of the southwest quarter of the southwest quarter  
of said section 25, 1080 feet more or less to the point of  
beginning.

-1- Exhibit "A"

Lots 1 to 8 inclusive; lots 12 to 17 inclu  
30 inclusive, all in LIVE OAK ORCHARDS TRA  
Oregon, being in section 26;

north half of the northwest quarter of sec  
southeast quarter of the northwest quarter  
northeast quarter of section 25;

all of the foregoing property being in tow  
2 west, Willamette Meridian, Jackson county

ANTELOPE PROPERTY - Jackson county

The northeast quarter; the north half of th  
quarter; the southeast quarter

8913

Lots 1 to 8 inclusive; lots 12 to 17 inclusive; and lots 22 to 30 inclusive, all in LIVE OAK ORCHARDS TRACTS in Jackson county, Oregon, being in section 26;

north half of the northwest quarter of section 25;

southeast quarter of the northwest quarter of section 25;

northeast quarter of section 25;

all of the foregoing property being in township 35 south, range 2 west, Willamette Meridian, Jackson county, Oregon.

ANTELOPE PROPERTY - Jackson county, Oregon

The northeast quarter; the north half of the southeast quarter; the southeast quarter of the southeast quarter of section 8, township 38 south, range 2 east, Willamette Meridian, Jackson county, Oregon.

KLAMATH COUNTY PROPERTY

That portion of the southwest quarter of the northeast quarter of section 6, township 33 south, range 7½ east of the Willamette Meridian, lying southwesterly of the present Fort Klamath - Crater Lake Highway. ALSO, the west half of the southeast quarter, and the southeast quarter of the southeast quarter of section 6; and the north half of the northeast quarter of section 7, township 33 south, range 7½ east, Willamette Meridian. EXCEPTING THEREFROM that portion of the northwest quarter of the southeast quarter and the southeast quarter of the southeast quarter of section 6, township 33 south, range 7½ east of the Willamette Meridian, lying northeasterly from the Fort Klamath - Crater Lake highway, as shown in that deed dated January 11, 1945 recorded January 26, 1945 in volume 172 at page 505, deed records of Klamath county, Oregon.

SUBJECT TO:

1. Taxes.
2. Rights-of-way and easements of record.
3. Reservation of oil and mineral rights as shown on various deeds to grantors.



8814

4. Mortgage dated May 26, 1971 recorded in Klamath county, Oregon on June 2, 1971, in M-71 at page 5267 given to secure the payment of \$77,843.25 with interest thereon and such future advances as may be provided therein, executed by Clayton E. Charley and Nancy J. Charley, husband and wife, to State of Oregon represented and acting by the Director of Veterans Affairs, also recorded on June 7, 1971 as instrument No. 71-07032 in Jackson county, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

For record ~~XXXXXXXXXX~~

this 31st day of JULY A.D. 1975 at 12:50 o'clock P.M.,  
duly recorded in Vol. M 75, of DEEDS on Page 8811

FEE \$ 12.00

Wm D. MILNE, County Cl.

By *Hazel D. Drazal*

*Ref: Deakins & Deakins  
PO Box 1246  
Medford Ore*