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15603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That BYRON W. BACCHI,
Trustee,
hereinafter called Grantor, for the consideration hereinafter
stated, does hereby grant, bargain, sell and convey unto
LOTUS LAND & CATTLE COMPANY, a Limited Partnership,
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:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO:

PARCEL 1:

A tract of land situated in Township 34 South, Range 7 1/2 E. W. M.,
more particularly described as follows:

Beginning at the intersection of the East Section line of Section 6,
Township 34 South, Range 7 1/2 E. W. M., and the center line of the Seven
Mile Canal, as now located and constructed; thence Northwest along
said center line to its intersection with the Township line between
Township 34 South, Range 6 E. W. M. and Township 34 South, Range 7 1/2
E. W. M.; thence South along said Township to the North line of
Parcel 1 of property described in deed recorded August 2, 1961, in
Deed Volume 331 at Page 367; thence East 98 feet, more or less, to
the Northeast corner of said Parcel 1 of property described in Deed
at Volume 331, page 367; thence South along the East line of said deed
to the North line of Parcel 2 of the property described in Deed
recorded August 2, 1961, in Deed Volume 331, Page 367; thence South-
easterly along the North line of Parcel 2 of said deed to its
intersection with the East line of the section line common to
Section 19 and 30; thence North along the East line of said Section
line to the Southeast corner of the property described in the Deed
recorded June 5, 1958, in Deed Volume 299, Page 646; thence West along
the South line of the real property described in said Deed to the
center line of the Dixon McQuiston Canal; thence North along the center
of said canal to the Northwest corner of the real property described
in the Deed recorded May 17, 1956, in Deed Volume 283, Page 212;
thence East along the North line of the real property described in
said Deed to the East line of Section 7; thence North along the East
line of Section 7 and 6 to the point of beginning.

PARCEL 2:

A portion of the South 1/2 of Section 20, Township 34 South, Range
7 1/2 E. W. M., described as follows:

Beginning at the intersection of the West line of Section 20 and the
North line of property described in Deed Volume 331, Page 367, records
of Klamath County, Oregon; thence South 88° 57' East along said North
line a distance of 4,700 feet to a point; thence North a distance of
200 feet to a point; thence West to a point on the center line of a
canal running Southeasterly through Section 20; thence Northwesterly

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along said center line of canal to the West line of said Section 20; thence South 2250 feet, more or less, along said West line of Section 20 to the point of beginning.

PARCEL 3:

The South 1/2 of Section 36, Township 33 South, Range 6 E. W. M., less .56 acre road, and less the Westerly 269.59 acres heretofore conveyed to Fred Loosley to J. L. Jacobs.

Lots 1, 2, 3, 8, and 9, less that portion of Lots 2 and 3 lying West of center of Channel of Seven Mile Creek, all in Section 1, Township 34 South, Range 6 E. W. M.

Also, all that portion of Lots 7 and 10 of Section 1 in Township 34 South, Range 6 E. W. M., lying East of Seven Mile Creek, and more particularly described as follows: Beginning at the Northeast corner of said Lot 7; thence West along the North boundary of said Lot 7, 17.40 chains, more or less, to the center of Seven Mile Creek; thence Southerly along the centerline of Seven Mile Creek as follows: South 34° 35' East 1.50 chains; thence South 15° 58' West 4.60 chains; thence South 34° 39' East 4.48 chains; thence South 22° 46' West 4.60 chains; thence South 28° 01' East 6.51 chains; thence South 3° 33' West 3.00 chains; thence South 27° 48' East 3.26 chains; thence South 45° 10' East 5.77 chains; thence South 58° 30' East 5.80 chains; thence South 29° 02' 1/2' East 4.04 chains; thence North 61° 10' East 1.70 chains to the East line of Lot 10; thence North 0° 07' East along the East line of Lots 10 and 7, 35.08 chains, more or less, to the point of beginning.

PARCEL 4:

A parcel of land situate in Section 7 and 18, Township 34 South, Range 7 1/2 E. W. M., more particularly described as follows:

Beginning at a point in the center line of the Dixon and McQuiston Center Canal, as the same is now located and constructed, from which the section corner at the Southeasterly corner of Section 1, Township 34 South, Range 6 E. W. M., as established by Norman D. Price, U. S. Cadastral Engineer, between October 31, 1930, and June 22, 1931, bears North 0° 04' West, along said center line of the center canal 4276.0 feet, to a point in the center line of the Seven Mile Canal, as the same is now located and constructed, and South 56° 11' West 3923.8 feet to said corner, and running from said point of beginning East 2006.0 feet, more or less, to a point in the section line marking the Easterly boundary of the said Section 7, 1796.6 feet Southerly from the corner common to Sections 5, 6, 7, and 8, Township 34 South, Range 7 1/2 E. W. M.; thence South 0° 01 1/2' West along said Section line 3441.4 feet, more or less, to the section corner common to sections 7, 8, 17, and 18, Township 34 South, Range 7 1/2 E. W. M.; thence South 0° 18 1/2' West, along the section line marking the Easterly boundary of the said Section 18, 37.6 feet; thence West 2,000.3 feet, more or less, to a point in the center line of the said Dixon and McQuiston Center Canal; thence North 0° 04' West, along the canal center line 3479.0 feet, more or less, to the point of beginning.

PARCEL 5:

A parcel of land situate in Section 18, Township 34 South, Range 7 1/2 E. W. M., more particularly described as follows:

Beginning at a point in the center line of the Dixon and McQuiston Center Canal, as the same is now located and constructed, from which the section corner at the Southeasterly corner of Section 1, Township 34 South, Range 6 E. W. M., as established by Norman D. Price,

U. S. Cadastral Engineer, between October 31, 1930, and June 22, 1931, bears North 0° 04' West along said center line of Center Canal, 7755.0 feet to a point in the center line of the Seven Mile Canal, as the same is now located and constructed, and South 56° 11' West 3923.8 feet to said corner, and running from said point of beginning East 2000.3 feet, more or less, to a point in the section line marking the Easterly boundary of said Section 18, 37.6 feet Southerly from the Section corner common to Sections 7, 8, 17, and 18, Township 34 South, Range 7 1/2 E. W. M.; thence South 0° 18 1/2' West along the said section line 3504.5 feet; thence West, 1977.3 feet, more or less, to a point in the center line of the said Dixon and McQuiston Center Canal; thence North 0° 04' West along the canal center line 3504.4 feet, more or less, to the point of beginning.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NONE.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of November, 1975, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Byron W. Bacchi
BYRON W. BACCHI, Trustee

State of California)
) ss.
County of El Dorado)

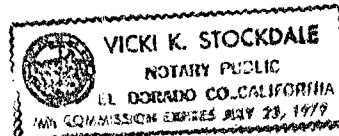
On this 28th day of November, 1975, before me, the undersigned Notary Public in and for said county and state, personally appeared BYRON W. BACCHI, Trustee, known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Vicki K. Stockdale
Notary Public in and for said County
of El Dorado, State of California

GRANTOR'S NAME AND ADDRESS:
Byron W. Bacchi, Trustee
Bacchi Ranch, Bacchi Road
Lotus, California 95651



GRANTEE'S NAME AND ADDRESS:
Lotus Land and Cattle Company
Bacchi Ranch, Bacchi Road
Lotus, California 95651

AFTER RECORDING, RETURN TO:
JOSEPH C. MELINO /
Attorney at Law
Suite 1200
111 West St. John Street
San Jose, California 95113

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS:

Bacchi Ranch
Bacchi Road
Lotus, California 95651

State of Oregon } ss.
County of EL DORADO

I certify that the within
instrument was received for record
on the 11th day of DECEMBER
at 11:42 o'clock A 1975,
and recorded in Book M 75
on Page 15603, or as
file/reel number 8146
Records of Deeds of said county.

Witness my hand and seal of
County affixed.

W. D. MILNE

Recording Officer

By *Harold D. Milne*, Deputy

FEE \$ 12.00