

8147

15607

BARGAIN AND SALE DEED.

KNOW ALL MEN BY THESE PRESENTS, That HENRY FRANCIS 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 heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:
An undivided one-half interest in and to:

PARCEL 1:

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

Beginning at the intersection of the East Section line of Section 8, Township 34 South, Range 7 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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 property described in Deed recorded August 2, 1961, in Deed Volume 331 page 367; thence Southeast 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 20; thence North along the East line of said Section line to the Southeast corner of the property described in the Deed recorded June 5, 1956, 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-Moquiston 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 285 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 S $\frac{1}{2}$ of Section 20, Township 34 South, Range 7 $\frac{1}{2}$ 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 83657' 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 Southeastly through Section 20; thence Northwest 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 2:
The S $\frac{1}{2}$ of Section 36, Township 33 South, Range 6 E.W.M., less .50 acre road, and less the westerly 239.59 acres heretofore conveyed by Fred Leasley to J. L. Jacobs.

Lots 1, 2, 3, 3 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°55' East 1.50 chains; thence South 13°50' West 4.60 chains; thence South 34°55' East 4.43 chains; thence South 22°46' West 4.60 chains; thence South 28°01' East 6.51 chains; thence South 3°53' West 3.00 chains; thence South 27°43' East 3.26 chains; thence South 45°10' East 5.77 chains; thence South 58°30' East 5.30 chains; thence South 29°02' East 4.04 chains; thence North 31°10' East 1.70 chains to the West line of Lot 10; thence North 8°07' East along the East line of Lots 10 and 7, 35.03 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 $\frac{1}{2}$ 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 Southeast 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 53°11' West 3923.3 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 the said Section 7, 1796.6 feet Southerly from the corner common to Sections 5, 6, 7 and 9, Township 34 South, Range 7 $\frac{1}{2}$ E.W.M.; thence South 0°01' West along said Section line 3442.4 feet, more or less, to the section corner common to sections 7, 8, 17 and 18, Township 34 South, Range 7 $\frac{1}{2}$ E.W.M.; thence South 0°13' West, along the section line marking the Easterly boundary of the said Section 18, 37.0 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 3479.3 feet, more or less, to the point of beginning.

PARCEL 5:
A parcel of land situate in Section 18, Township 34 South, Range 7 $\frac{1}{2}$ 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 Southeast 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 53°11' West 3923.3 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, 57.4 feet southerly from the section corner common to Sections 7, 8, 17 and 18, Township 34 South, Range 71 E. W. 1. N. 1. E.; thence south 0° 18' 10" west along the said section line 5504.3 feet; thence West, 1977.3 feet, more or less, to a point in the center line of the said Dixon and McJistion Center Canal; thence North 8° 04' west along the canal center line 5504.4 feet, more or less, to the point of beginning.

(If space insufficient, continue description on reverse side)

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 24th day of September, 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.

Henry Francis Bacchi
TRUSTEE.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath.
September 24, 1975.

Personally appeared the above named
HENRY FRANCIS BACCHI, TRUSTEE,

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 1/11/79.

STATE OF OREGON, County of) ss.
Personally appeared 19.....

and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

HENRY FRANCIS BACCHI, TRUSTEE
Bacchi Ranch, Bacchi Road
Lotus, CA 95651
GRANTOR'S NAME AND ADDRESS

LOTUS LAND & CATTLE COMPANY
Bacchi Ranch, Bacchi Road
Lotus, CA 95651
GRANTEE'S NAME AND ADDRESS

After recording return to:
PROCTOR & PUCKETT
Attorneys at Law
280 Main St., Klamath Falls, Or
NAME, ADDRESS, ZIP 97601

Until a change is requested all tax statements shall be sent to the following address.

BACCHI RANCH, Bacchi Road
Lotus, CA 95651
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 11th day of DECEMBER, 1975, at 11:43 o'clock A.M., and recorded in book M. 75 on page 15607 or as file/reel number 8147.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Not. D. MILNE Recording Officer
By J. H. P. Deputy

FEE \$ 9.00