

WHEN RECORDED MAIL TO:
22628

GIACOMINI, JONES & ZAMSKY
Attorneys at Law
635 Main Street
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

MARTHA DORMAN SMITH
Harriman Route, Box 8
Klamath Falls, Oregon 97601

STATE OF OREGON
Vol. 1116 Page 65

19683

County of _____

I certify that the within instrument
was received for record on the _____ day
of _____, 19____,
at _____ o'clock _____ M. and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Title
By _____ Deputy

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

BARGAIN AND SALE DEED

RICHARD GEARY

GRANTOR, conveys to MARTHA DORMAN SMITH

GRANTEE, the following described real property situate in Klamath County, Oregon:

Undivided 1/18th interest in Parcel 1 described in Exhibit "A".

Undivided 1/24th interest in Parcel 2 described in Exhibit "A".

That Exhibit "A" is initialed by both Grantor and Grantee and attached
hereto and thereby made a part hereof as though fully set forth
at the place in this deed where reference to said Exhibit is made.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00.
ALL DELETIONS AND INSERTIONS MADE PRIOR TO EXECUTION.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 3 day of December, 19 76.

Richard Geary

STATE OF ~~OREGON~~ ^{WASHINGTON} County of Clark ss. December 3, 19 76
Personally appeared the above named RICHARD GEARY

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

Before me:

Notary Public for Oregon

My commission expires 4-15-1977

Charles Hankins

(Official Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Zamsky
Attorneys at Law
A Professional Corporation
635 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

PARCEL 1

13684

Beginning at the Southwest corner of Lot 2 in Section 9, Township 38 South, Range 8 East of the Willamette Meridian; thence running North 634 feet to an iron pipe driven at the point of intersection with the shoreline of the former marsh; thence in a Northwesterly direction along the shoreline of the former marsh to the East end of the existing drainage canal; thence along the center line of said drainage canal to the intersection of said center line with the section line common to Sections 8 and 9, Township 38 South, Range 8 East of the Willamette Meridian, which is the point of beginning; thence along the center line of said drainage canal to a point opposite an iron pipe driven on the North bank of drainage canal, from which said iron pipe the quarter corner common to Sections 5 and 8, Township 38 South, Range 8 East of the Willamette Meridian, bears South 17° 34' East 1616.6 feet distant, and from which said iron pipe the iron pipe 634 feet North of the Southwest corner of Lot 2, Section 9, Township 38 South, Range 8 East of the Willamette Meridian, bears South 52° 28' East 5694 feet distant; thence from said pipe running North 32° 41' West to intersection with open waters of Upper Klamath Lake, said intersection being marked by a two-inch galvanized iron pipe six feet long driven into the dike. Then, going back to the point of beginning at the intersection of the aforementioned center line of drainage canal with the section line common to Sections 8 and 9, Township 38 South, Range 8 East of the Willamette Meridian; thence following said section line South to the quarter corner common to said Sections 8 and 9; thence West on the East-West center line of Section 8, Township 38 South, Range 8 East of the Willamette Meridian, 3520 feet; thence North 165 feet; thence West 660 feet; thence South 165 feet; thence West to the intersection of the East-West center line of Section 8, Township 38 South, Range 8 East of the Willamette Meridian, with the North boundary of the Klamath Lake Highway (Highway No. 140); thence Northwesterly along the Northerly boundary of the Klamath Lake Highway to a point 658 feet North of the East-West center line of Section 7, Township 38 South, Range 8 East of the Willamette Meridian; thence West, following the Caledonia-Wocus Division Line, which line is 658 feet North of the center line of Section 7, and parallel to said center line, to a point on the Easterly end of the cross-dike between the Caledonia and Wocus Tracts, which point is 2621 feet West of the section line common to Sections 7 and 8, Township 38 South, Range 8 East of the Willamette Meridian; thence North 24° East 100 feet; thence North 66° West 1050 feet more or less to the center line of the Caledonia Canal in the Southeast quarter of the Northwest quarter of Section 7, Township 38 South, Range 8 East of the Willamette Meridian; thence Northerly along the center line of said Caledonia Canal to the intersection of said center line with the West boundary of Lot 3 in Section 6, Township 38 South, Range 8 East of the Willamette Meridian; thence North along the West boundary of Lot 3 to the shores of Upper Klamath Lake; thence following the shores of Upper Klamath Lake Northerly to a closure at the two-inch galvanized pipe six feet long driven into the dike, as aforementioned. Together with the interest of owners of the lands herein described in and to the dike described in deed from Percy M. Collier, executor of the Estate of E. P. McCormack, deceased, to Ruth Stevenson Addison, et al., dated August 23, 1917 and recorded October 8, 1917 in Volume 47 at page 331 of Klamath County Deed Records, but subject to the obligations set forth in said deed.

R.G.
R.G.

M.D.S.
M.D.S.

EXCEPTING THEREFROM the following described tract:

19685

A tract of land in Section 6, Township 38 South, Range 8 East of the Willamette Meridian, described as follows:

All of that portion of Government Lot 2 lying East of the drainage canal running North and South across said lot.

ALSO EXCEPTING

All of that portion of Government Lots 3 and 4 lying Northerly and Easterly of the Caledonia Canal.

ALSO EXCEPTING

That portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ described as follows: Beginning at the Northeast corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence West, along the North line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 93.0 feet, more or less, to the intersection of said North line with the drainage canal running North and South through said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence Southeasterly along the East line of said drainage canal 630.0 feet, more or less, to the intersection of said canal with the East line of the above mentioned NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence North, along said East line, a distance of 610.0 feet more or less to the point of beginning.

PARCEL 2

Township 38 South, Range 8 East of the Willamette Meridian:

Section 36: The SE $\frac{1}{4}$ NE $\frac{1}{4}$, and all of the SE $\frac{1}{4}$

Township 39 South, Range 8 East of the Willamette Meridian:

Section 1: A portion of the North half of the Northeast quarter of the section described as follows:

Beginning at the Northeast corner of the Section; thence West along the North boundary of the Section to the North-South center line of said Section; thence South to the intersection of the North-South center line of the Section with the Northerly boundary of State Highway 140; thence following the Northerly boundary of Highway 140 Southeasterly to its intersection with the South boundary of the North half of the Northeast quarter of said Section 1; thence East on the South boundary of the North half of the Northeast quarter of Section 1 to its intersection with the East boundary of Section 1; thence North to the point of beginning.

ALSO the Easterly 40 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ that lies Northerly of Highway 140 in Section 1, Township 39 South, Range 8 East of the Willamette Meridian.

Township 38 South, Range 9 East of the Willamette Meridian:

Section 31: The Southwest quarter of the Northwest quarter and the West half of the Southwest quarter

Township 39 South, Range 9 East of the Willamette Meridian:

Section 6: The N $\frac{1}{2}$ N $\frac{1}{2}$ of the Section.

R.G.

EXHIBIT "A" -- Page -2-

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of DECEMBER A.D., 1976 at 4:34 o'clock P.M., and duly recorded in Vol M 76, of DEEDS on Page 19683.

FEE \$ 9.00

WM. D. MILNE, County Clerk

By Hazib Drazil Deputy

M.D.S.