

KNOW ALL MEN BY THESE PRESENTS, that TINGLEY FARMS, INC.

a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John L. McPherson and Jani K. McPherson, each as to an undivided one-half (1/2) interest, hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

The real property described in Exhibit "A" attached hereto.

THIS DEED MADE TO CORRECT DEED DATED NOVEMBER 23, 1976, RECORDED NOVEMBER 30, 1976, IN VOLUME M 76, PAGE 19226.

(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 \$ 0.00

① However, the actual consideration consists of or includes other property of value given or promised which is part of the consideration (indicate which) ①

In construing this deed the singular includes the plural as the circumstances may require.

Done by order of the grantor's board of directors with its corporate seal affixed, this 10th day of February, 1977

TINGLEY FARMS, INC.

By John L. McPherson President

By Jani K. McPherson Secretary

STATE OF OREGON, County of Klamath ) ss: February 10, 1977  
Personally appeared John L. McPherson and Jani K. McPherson

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 Tingley Farms, Inc.

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: Alfred E. Giacomini

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Aug 5, 1978

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

**Bargain and Sale Deed**  
Corporation

Tingley Farms, Inc.

TO

John L. McPherson and

Jani K. McPherson

No.

WHEN RECORDED RETURN TO

Giacomini, Jones & Zamsky  
635 Main Street  
Klamath Falls, Or 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

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 file number \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title Deputy

EXCEPT the limit

## PARCEL 1:

The NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$  Section 5, Township 40 South, Range 9 East of the Willamette Meridian, EXCEPT a tract of land situated in the NE $\frac{1}{4}$  of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a 5/8 inch iron pin marking the North one-quarter corner of said Section 5, which point is on the centerline of the Old Midland County Road; thence South along an old existing fence line and fence line extended (said line being the one-quarter section line as described in Deed Volume 326 page 411 of Klamath County Deed Records) a distance of 1363 feet to an old fence post; thence South 88°41'42" East (East by said Deed Record) 465.00 feet to a one-half inch iron pipe; thence North 71°52'00" West 303.76 feet to a steel fence post; thence North 52°33'00" East 237.03 feet to a steel fence post; thence North 18°26'00" West 143.78 feet to a steel fence post; thence North 28°03'00" East 472.17 feet to a steel fence post; thence North 47°49'00" East 463.30 feet to a steel fence post; thence continuing North 47°49'00" East 151.09 feet to a 1/2 inch iron pin in the centerline of said County Road; thence South 89°36'55" West (West by said Deed Record) a distance of 948.31 feet to the point of beginning. The bearing of the above described tract of land is based on the said one-quarter section line as being South. ALSO EXCEPTING the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  and the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 5.

## PARCEL 2:

The South 150 feet of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 5 Township 40 South, Range 9 East of the Willamette Meridian. SAVING AND EXCEPTING A parcel of land situate in the NE $\frac{1}{4}$  of Section 5 more particularly described as follows: Commencing at the southeast corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 5; thence N 00°22'00" W along the East line of said Section 5, 150.00 feet to the point of beginning for this description; thence leaving said section line S 89°48'00" W 739.34 feet; thence S 81°17'43" E along a fence, 247.78 feet; thence N 87°28'53" E along a fence, 176.47 feet; thence S 88°12'35" E along a fence, 168.39 feet; thence N 82°51'26" E along a fence and the easterly extension thereof, 151.09 feet to a point on the easterly line of said Section 5; thence N 00°22'00" W along said section line, 18.80 feet to the point of beginning.

## PARCEL 3:

A parcel of land situate in the NE $\frac{1}{4}$  of Section 5 Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Commencing at the southeast corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 5; thence N 00°22'00" W along the east line of said Section 5, 150.00 feet; thence leaving said section line S 89°48'00" W, 739.34 feet to the point of beginning for this description; thence N 81°17'43" W along a fence, 25.39 feet; thence N 79°48'21" W, along a fence, 172.97 feet to the end of fence; thence N 78°54'42" W, 125.00 feet; thence North to a point on the North line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 5; thence west along said north line to the northwest corner of the S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence south along the west line of the E $\frac{1}{2}$ NE $\frac{1}{4}$  of said Section 5 to a point which is 150.0 feet north of the southwest corner of the N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence S 89°48'00" E, 580.66 feet to the point of beginning.

EXCEPTING therefrom any portion of the above described parcels lying within the limits of roads or highways.

STATE OF OREGON, COUNTY OF KLAMATH, ss.  
 I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the County Records.  
 11th day of February, A. D. 1977, at 2:24 o'clock P. M. and  
 duly recorded in Vol. M 77, of DEEDS, on Page 2576  
 FEES \$ 6.00  
 Wm. D. MILNE, County Clerk  
 By *Hazel D. Dwyer*

Exhibit "A"

ck 100