

25796

-BARGAIN AND SALE DEED-

7 C RANCH, INC., an Oregon corporation, Grantor, conveys to TOM NONELLA, Grantee, the following described real property in Klamath County, Oregon:

That portion of the East ½ of the West ½ of Section 7 T37S R15E WM that is Southerly of Oregon Highway No. 140. TOGETHER WITH that portion of the NE ¼ of Section 7 T37S R15E WM being more particularly described as follows: Beginning at the Southwest corner of the NE ¼ of said Section 7; thence N89°36'25" E along the center of Section line 1494.98 feet to a 5/8 inch iron pin; thence N00°30'24" E, 357.67 feet to a point on the Southerly right-of-way line of Oregon Highway No. 140; thence N56°00'00" W along said right-of-way line 1812.22 feet to a point on the West line NE ¼ of said Section 7; thence South along said West line NE ¼ 1381.30 feet more or less to the point of beginning. ALSO TOGETHER WITH the S ½ of Govt. Lot 4, Section 7 T37S R15E WM.

SUBJECT TO: An easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the west line of that portion of the East ½ West ½ of Section 7 T37 S R15E WM that is Southerly of Oregon Highway No. 140. ALSO SUBJECT TO any and all rights-of-way or easements of record and those apparent upon the land TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others over and across the Southerly 60.00 feet of that portion of Section 1 T37 S R14 E WM that is Easterly of Fishole Road No. 379. ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the West line East ½ NE ¼ of Section 12 T37S R14E WM. ALSO TOGETHER with an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the North line SE ¼ NE ¼ of Section 12 T37S R14E WM. ALSO TOGETHER with an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the North line of Govt. Lot 2 of Section 7 T37S R15E WM. ALSO TOGETHER WITH an easement 60.00 feet in width for roadway purposes for use in common with others lying 30.00 feet on each side of the West line of that portion of the E ½ W ½ of Section 7 that is Southerly of Oregon Highway No. 140.

The true and actual consideration for this transfer Eighteen Thousand Five Hundred Seventy and No/100ths (\$18,570.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Donald Nonella, 7 C Ranch, Bly, Oregon

DATED this 11th day of February, 1977.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

97 FEB 22 PM 4 53

7 C RANCH INC., an Oregon
corporation

By: Donald V. Nonella
President

By: Barbara J. Nonella
Secretary

STATE OF OREGON)
County of Klamath) ss.

February 11, 1977.

Personally appeared DONALD V. NONELLA, who being sworn, stated that he is President, and BARBARA J. NONELLA, who being sworn, stated that she is Secretary of 7 C Ranch Inc., and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and they acknowledged said instrument to be its voluntary act and deed.

William P. Brandsness
Notary Public for Oregon
My Commission expires: 9/16/77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

February 22, 1977

this 22 day of February, 1977, at 4:53 P.
A. D. 1977, at o'clock M., and
July recorded in Vol. M77, of Deeds on Page 3141

Fee \$6.00

Wm D. MILNE, Clerk
By: Hazel Craig

RET:
Donald Nonella
7 C Ranch
Bly, Oregon

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
2. WARRANTY DEED