

32885

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that JACK C. PROCK, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DIANE BRYAN, formerly DIANE PROCK, hereinafter called Grantee, and unto Grantees' 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:

WM:

77 JUL 21 543 42

A tract of land situated in the SW 1/4 NW 1/4, S. 18, T.39, S. R. 10 E. Beginning at a 5/8 inch iron pin on the east right-of-way line of State Highway No. 39 (Klamath Falls-Merrill Highway) said point being located south a distance of 1326.66 feet and east a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 E. W. M., as set and shown by record of survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being north a distance of 3989.91 feet and east a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 S. R. 10 E.W.M., thence N. 89°47' 40" E. along the westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet to a 1/2 inch iron pin marking the True Point of beginning of this description; thence N. 70°49'32" E. 102.63 feet to a 1/2 inch iron pin on the arc of a 50 foot radius curve, radius point of said curve located N. 70° 49' 32" E. 50 feet; thence Southeasterly along the arc of said curve (delta is 102° 21'44") 90.25 feet to a 1/2 inch iron pin; thence S. 31° 36' 12" E. 104.55 feet to a 1/2 inch iron pin; thence S. 65° 48' 00" W. 110.0 feet to a 1/2 inch iron pin; thence N. 78° 10' 54" W. 102.78 feet to a 1/2 inch iron pin; thence N. 43° 08' 10" W. 35.00 feet to a 1/2 inch iron pin; thence N. 00°12'20" W. 80.00 feet to the true point of beginning of this description.

The above described tract of land contains 0.56 acres, more or less, with the bearings being based on the west line of the recorded plat of Eternal Hills Memorial Gardens Cemetery, as being North.

ALSO a strip of land situated in the SW 1/4 NW 1/4 of Section 18, T. 39 S., Range 10 E. W. M., Klamath County, Oregon, said strip of land being fifty (50) feet in width, measured twenty-five feet each side of and at right angles to the following described center-line:

BARGAIN AND SALE DEED, PAGE ONE.

Beginning at a 5/8 inch iron pin on the east right-of-way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the southwest corner of Section 7, T. 39 S., Range 10 EWM, as set and shown by record of survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the southwest corner of Section 18, T. 39 S., R. 10 EWM; thence N. 89°47'40" E. along the westerly extension of an old existing fence line and along said fence line a distance of 1001.20 feet; thence South a distance of 293.25 feet to a one-half inch iron pin; thence N. 70° 49' 32" E. a distance of 152.63 feet to the true point of beginning of this description; thence N. 00° 12' 20" W., a distance of 98.62 feet; thence S. 89° 47' 40" W a distance of 479.81 feet; thence on the arc of a curve to the left (central angle is 90° 03' 40") (radius is 94.91 feet) a distance of 149.19 feet; thence S. 00° 16' 00" E. a distance of 194.56 feet; thence S. 65°09' 30" E. a distance of 2.39 feet; thence S. 24°50'30" W. a distance of 34.33 feet; thence on the arc of a 10 degree curve to the right (central angle is 65° 09'30" and radius is 572.96 feet) a distance of 651.58 feet; thence West a distance of 36.68 feet, more or less, to the easterly right-of-way line of State Highway No. 39 (the Klamath Falls-Merrill Highway).

ALSO a tract of land situated in the SW 1/4 NW 1/4 of Section 18, T. 39 S., Range 10 E. W. M., Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the east right-of-way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and east a distance of 29.61 feet from the bolt purportedly marking the southwest corner of Section 7, T. 39 S., R. 10 EWM, as set and shown by record of survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the southwest corner of Section 18, T. 39 S., R. 10 EWM; thence N. 89° 47'40" E. along the westerly extension of an old existing fence line and along said fence line a distance of 1001.20 feet; thence South a distance of 293.25 feet to a one-half inch iron pin; thence N. 70° 49' 32" E. a distance of 152.63 feet to the True point of Beginning of this description; thence S. 89° 47'40" W. a distance of 50.00 feet; thence counter-clockwise on the arc of a 50-foot radius curve (the radial point of this curve is the above described True Point of Beginning) a distance of 157.08 feet; thence S. 89°47'40" W a distance of 50.00 feet to the True Point of Beginning of this description.

BARGAIN AND SALE DEED, PAGE TWO.

13021

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, is \$21,800.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21 day of July, 1977.

Jack C. Prock

STATE OF OREGON)
County of Klamath) ss.

July 21, 1977

Personally appeared the above-named JACK C. PROCK and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1987

*Copy: 2nd 8/Lm
540 main
153*

AFTER RECORDING RETURN TO:
Diane Prock Bryan
4921 Highway 39
Klamath Falls, Oregon 97601
Unless a change is requested all
tax statements shall be sent to:

First Federal Savings & Loan

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 21 day of July A. D. 1977 at 3:42 o'clock P. M.

only recorded in Vol M 77 of Deeds on Page 13019

Fee \$9.00

W. D. MILNE, County Clerk
Harold Gray

BARGAIN AND SALE DEED, PAGE THREE.

CR 129