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BARGAIN AND SALE DEED

38-12449-0P

KNOW ALL MEN BY THESE PRESENTS that UNITED STATES NATIONAL BANK OF OREGON, a national banking association, Trustee, Grantor, for and in consideration of the sum of Seven Hundred Twenty-seven Thousand (\$727,000.00) Dollars, to it paid, has bargained and sold and by these presents does bargain, sell and convey to A. T. SPENCE, JR., an undivided one-half interest, and to JOHN R. NORTON III, an undivided one-half interest, Grantees, the following described premises situated in Klamath County, Oregon, to-wit:

The following described real property in Klamath County, Oregon:

A parcel of land situate in Sections 11, 12, 13, 14, 23, 24 and 25 all in Township 34 South, Range 7-1/2 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a brass capped monument marking the Northeast corner NW 1/4 of said Section 13; thence South 01° 18' 11" East along the center of section line 1329.05 feet to a 5/8 inch iron pin; thence North 83° 55' 56" East, 303.21 feet to a 5/8 inch iron pin; thence North 77° 27' 38" East, 743.71 feet to a 5/8 inch iron pin; thence South 23° 27' 00" East, 904.20 feet to a 5/8 inch iron pin; thence East, 155.31 feet to a 5/8 inch iron pin on the Northwesterly bank of Crooked Creek; thence continuing East, to the centerline of said Crooked Creek; thence Southerly along the centerline of said Crooked Creek to a point on the North line SE 1/4 NW 1/4 SE 1/4 of said Section 13; thence North 89° 55' 34" West along said North line to a 5/8 inch iron pin on the Northwesterly bank of Crooked Creek; thence continuing along said North line North 89° 55' 34" West, 208.75 feet to a 5/8 inch iron pin marking the Northwest corner SE 1/4 NW 1/4 SE 1/4 of said Section 13; thence South 01° 27' 14" East, 662.91 feet to a 5/8 inch iron pin marking the Southwest corner SE 1/4 NW 1/4 SE 1/4 of said Section 13; thence South 89° 56' 02" East, 661.13 feet to a 5/8 inch iron pin marking the Southeast corner NW 1/4 SE 1/4 of said Section 13; thence South 01° 36' 42" East, 1325.74 feet to a 5/8 inch iron pin marking the Southwest corner SE 1/4 SE 1/4 of said Section 13; thence South 89° 56' 58" East 1329.56

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feet to a brass capped monument marking the Southeast corner of said Section 13; thence South $00^{\circ} 03' 20''$ East along the section line 1450.38 feet to a 1/2 inch iron pin; thence South $82^{\circ} 39' 36''$ West, 280.19 feet to a 1/2 inch iron pin; thence South $85^{\circ} 18' 24''$ West, 267.93 feet to a 36 inch pine tree; thence South $01^{\circ} 51' 47''$ West, 357.64 feet to a 1/2 inch iron pin; thence South $83^{\circ} 37' 38''$ West, 161.18 feet to a 32 inch pine tree; thence South $02^{\circ} 03' 27''$ East, 145.28 feet to a 1/2 inch iron pin; thence South $77^{\circ} 38' 34''$ West, 540.43 feet to a 1/2 inch iron pin on the Easterly bank of Crooked Creek; thence continuing South $77^{\circ} 38' 34''$ West to the centerline of said Crooked Creek; thence Southerly along the centerline of said Crooked Creek to a point in said Section 25 from which the Northeast corner of said Section bears North $87^{\circ} 18' 30''$ East a distance of 1589.28 feet; thence leaving said creek South $27^{\circ} 52' 51''$ East, 252.57 feet to a 5/8 inch iron pin; thence continuing South $27^{\circ} 52' 51''$ East, 43.43 feet to a 5/8 inch iron pin on the centerline of that certain easement described in Deed Volume 358 at page 471, Klamath County Deed Records; thence along the centerline of said easement the following courses and distances: North $85^{\circ} 16' 31''$ West, 420.66 feet to a 5/8 inch iron pin; South $69^{\circ} 16' 28''$ West, 339.99 feet to a 5/8 inch iron pin; South $52^{\circ} 04' 22''$ West, 307.99 feet to a 5/8 inch iron pin; South $28^{\circ} 50' 21''$ West, 134.01 feet to a 5/8 inch iron pin; South $43^{\circ} 40' 20''$ West, 224.00 feet to a 5/8 inch iron pin; South $29^{\circ} 27' 04''$ West, 201.00 feet to a 5/8 inch iron pin; South $04^{\circ} 07' 38''$ East, 42.10 feet to a 5/8 inch iron pin; South $23^{\circ} 32' 52''$ East, 415.26 feet to a 5/8 inch iron pin on the mean high water line of Wood River; thence leaving said easement and along the mean high water line of said Wood River in a Northerly direction upstream to a point in said Section 14 where said mean high water line intersects the North line of said Section 14; thence leaving the mean high water line of said Wood River North $89^{\circ} 48' 46''$ East along the section line 1122.00 feet to a 1 inch iron pipe; thence North $01^{\circ} 00' 35''$ West, 1349.19 feet to a 5/8 inch iron pin marking the Northwest corner SE 1/4 SW 1/4 of said Section 11; thence South $89^{\circ} 57' 19''$ East, 3958.62 feet to a 5/8 inch iron pin marking the Northeast corner SE 1/4 SE 1/4 of said Section 11; thence South $89^{\circ} 36' 42''$ East, 2651.91 feet to a brass capped monument marking the Northwest corner SW 1/4 SE 1/4 of said Section 12; thence South $00^{\circ} 45' 00''$ East, 1322.61 feet to the point of beginning.

TOGETHER WITH: A roadway easement for the purpose of ingress and egress 50.00 feet in width lying 25.00 feet on each side of the following described centerline: Commencing at the Southeast corner NE 1/4 of said Section 24; thence North $00^{\circ} 03' 20''$ West along the section line 1194.78 feet; thence South $82^{\circ} 39' 36''$ West, 25.20 feet to the point of beginning for the centerline of this easement; thence South $00^{\circ} 03' 20''$ East parallel to but 25.00 feet Westerly of the

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section line 1191.58 feet; thence South 00° 03' 24" East parallel to but 25.00 feet Westerly of the section line 1346.71 feet; thence South 88° 57' 13" East, parallel to but 25.00 feet Southerly of the North line of Government Lot 4 of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, 922.12 feet; thence South 05° 32' 32" East parallel to but 25.00 feet Westerly of the Westerly right of way line of Oregon State Highway #427, 657.51 feet to the centerline of an existing roadway easement; thence North 60° 36' 37" East, 27.33 feet to a point on the Westerly right of way line of said State Highway said point being the terminus of the centerline of this roadway easement.

TOGETHER WITH: All the Grantor's interest in the following described irrigation ditch easements: An irrigation ditch easement 30.00 feet in width for the purpose of conveying water and for ditch maintenance lying 15.00 feet on each side of the existing ditch centerline described as follows: Beginning at the intersection of an existing irrigation ditch with the north line SW 1/4 SE 1/4 of said Section 12 said point being South 89° 44' 01" East, 450 feet more or less from the northwest corner SW 1/4 SE 1/4 of said Section 12; thence southerly along the centerline of the existing ditch to a point where said ditch enters the above described property said point being approximately 1250 feet South and 450 feet East of the Northwest corner NW 1/4 NE 1/4 of said Section 13.

ALSO TOGETHER WITH: An irrigation ditch easement 30.00 feet in width for the purpose of conveying water and for ditch maintenance lying 15.00 feet on each side of the following described centerline: Beginning at a ditch intersection as the same now exists said ditch intersection being 485 feet East and 1360 feet South of the Northwest corner NE 1/4 of said Section 13; thence northwesterly along said existing ditch centerline to a point where said ditch centerline intersects the West line NE 1/4 of said Section 13.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said A. T. SPENCE, JR. and JOHN R. NORTON III, their heirs, successors and assigns forever.

IN WITNESS WHEREOF, United States National Bank of Oregon has hereunto set its association name by its duly authorized officer this 6th day of June, 1977.

UNITED STATES NATIONAL BANK OF OREGON,
a National Banking Association

By

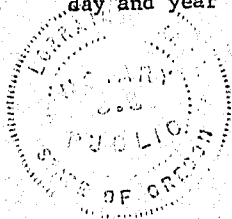
[Signature]
Trust Officer

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STATE OF OREGON)
) ss.
 County of Klamath)

On this 6th day of June, 1977, before me, a Notary Public in and for said County and State, appeared R. W. MEZGER, to me personally known, who being duly sworn, did say that he, the said R. W. MEZGER, is a Trust Officer of UNITED STATES NATIONAL BANK OF OREGON, Trustee, the within named association, and that the said instrument was signed in behalf of said association by authority of its Board of Directors, and said R. W. MEZGER acknowledged the said instrument to be the free act and deed of said association.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year last above written.



Laura Sara
 Notary Public for Oregon
 My Commission Expires: 4-18-80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~

this 28 day of July A. D. 19 77 at 12:13 P. M., and
 duly recorded in Vol. M 77, of Deeds on Page 13489

Fee \$12.00

By *Pat M. Culbough*
 Wm. D. MILNE, County Clerk