

38-12560-1
WHEN RECORDED MAIL TO:
GIACOMINI, Jones & Lamsky
635 MAIN
KLAMATH, FALLS, OR 97601

34718

MAIL TAX STATEMENTS TO:

JUDY SCHERZER
22855 Alfalfa Market Road
Bend, Oregon 97701

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
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

By _____ Title
Deputy

BARGAIN AND SALE DEED

LINDA LONG, Grantor, conveys to JUDY SCHERZER, Grantee, the following
described real property situate in Klamath County, Oregon, to-wit:

PARCEL I

Township 33 South, Range 9 East of the Willamette Meridian, Section 7,
SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the E $\frac{1}{2}$ of NW $\frac{1}{4}$ NW $\frac{1}{4}$. Subject, however, to an easement to
Linda Long, her heirs, executors, administrators, successors, and
assigns for ingress to and egress from real property owned by said Linda
Long in Section 6 of said Township and Range as well as Section 1 and 12
of Township 33 South, Range 8 East of the Willamette Meridian, which said
easement is assignable by Linda Long to her heirs, executors, administra-
tors, assigns and successors in interest and in nonexclusive, perpetual
and irrevocable.

PARCEL II

Township 33 South, Range 8 East of the Willamette Meridian; Section 1:
S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, and that portion of Government
Lot 4 lying South of Hog Creek as it is presently situated. Together
with an easement over and across the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 1 for ingress
to and egress from the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ and that portion of Government Lot 4
lying South of Hog Creek as it is presently situated; which easement is
assignable by Judy Scherzer to her heirs, executors, administrators,
assigns and successors in interest and is nonexclusive, perpetual and
irrevocable. Subject, however, to an easement in favor of Linda Long
for ingress to and egress from real property owned by her in Section 12
and Section 1 of Township 33 South, Range 8 East of the Willamette
Meridian and Section 6 of Township 33 South, Range 9 East of the Willamette
Meridian which said easement is assignable by Judy Scherzer to her heirs,
executors, administrators, assigns and successors in interest and is
nonexclusive, perpetual and irrevocable.

PARCEL III

Township 35 South, Range 7 East of the Willamette Meridian, Section 4,
Government Lots 11, 12, and 13, EXCEPTING THEREFROM that portion of Lot
11 described as follows: Beginning at a point which is 1083 feet West
and 1391 feet South of the Northeast Section corner of Section 4, Town-
ship 35 South, Range 7 East of the Willamette Meridian, Oregon; thence
South 105.53 feet; thence East 164.34 feet; thence Northeasterly along
the bank of Williamson River to a point due East of the point of beginning;
thence West 200 feet to the point of beginning.

PARCEL IV

A parcel of land situated in Government Lot 29, 32 and 33, Section 16,
T35S, R7E, W.M., Klamath County, Oregon being more particularly described
as follows:

Beginning at a 1/2 inch iron pin marking the northeast corner of that certain parcel of land described in DV M75 at page 7623 Klamath County Deed Records, on the northerly line of said Lot 33 from which a 3/4 inch pipe marking the intersection of the easterly right-of-way line of U.S. Highway No. 97 with said northerly line of Lot 33 bears S89°49'56"W, 542.29 feet; thence S00°08'48"E along the east line of said described parcel, 40.41 feet to a 3/4 inch iron pipe on the northerly line of that certain parcel described in DV 363 at page 58 of Klamath County Deed Records; thence along said parcel boundary the following courses and distances: N89°46'48"E parallel to but 40.00 feet south of said north line of Lot 33, 454.20 feet to a 3/4 inch iron pipe on the east line of said Lot 33; S00°08'48"E along said east line, 95.00 feet to a 1/2 inch iron pin; N89°49'56"E, 107.41 feet to a 5/8 inch iron pin marking the northwest corner of that certain parcel described in DV M76 at page 17502 of Klamath County Deed Records; thence N41°53'10"E along the northwest line thereof, 151.74 feet to a 5/8 inch iron pin marking the northeast corner thereof; thence N51°10'25"W along the southwest line of that certain parcel described in DV M75 at page 4969 of Klamath County Deed Records, 56.00 feet to a 1/2 inch iron pin marking the northwest corner thereof; thence N45°48'35"E, 265.63 feet along the northwest line of the aforesaid parcel and the northwest line of that certain parcel described in DV M74 at page 14340 of Klamath County Deed Records to a 1/2 inch iron pin marking the northeast corner thereof; thence N23°36'00"E along the northwest line of that certain parcel described in DV M76 at page 3844 of Klamath County Deed Records, 329.90 feet to a 1/2 inch iron pin marking the northeast corner thereof; thence N55°40'18"W along the southwest line of that certain parcel described in DV M76 at page 13692 of Klamath County Deed Records, 281.84 feet to a 5/8 inch pin marking the most westerly corner thereof; thence west along the north line of said Lot 29, 256.91 feet to the northwest corner thereof; thence S00°08'48"E, 659.79 feet to a 1/2 inch iron pin marking the southwest corner thereof; thence S89°49'56"W along said north line of Lot 33, 454.20 feet to the point of beginning containing 6.38 acres more or less.

TOGETHER WITH:

The right to use and maintain an existing roadway for ingress and egress to and from the above described parcel from U.S. Highway No. 97, the centerline of which is more particularly described as follows: Beginning at a point on the east right-of-way line of said Highway No. 97 from which a 3/4 inch iron pipe marking the intersection of the northerly line of Government Lot 33 with said easterly right-of-way line of Highway No. 97 bears N02°22'E, 178.4 feet; thence N73°48'24"E along said roadway centerline, 572.42 feet to the most westerly line of the above described parcel.

SUBJECT TO:

Any and all easements, rights-of-way or reservations of record of those apparent on the land.

PARCEL V

The following lots and blocks in Pineridge Estates according to the plat thereof on file at Klamath County Clerk: Block 1, Lots 1, 2, 6, 7, 8, and 9; Block 2, Lots 2, 5, 7 through 11, 14, 15; Block 3, Lots 2 through 13; Block 4, all; Block 5, all; and an undivided 37/44 of Lot 10, Block 1.

15735

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-. This deed is given to clear title.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the Crantor has executed this instrument this day of 5-17, 1977.

Linda Long

STATE OF OREGON)
County of Klamath) ss.

On this 17th day of May, 1977, personally appeared the above named Linda Long, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before Me:

Warren D. Adams
Notary Public for Oregon
My Commission expires: My Commission Expires Oct. 14, 1979

(SEAL)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 25th day of AUGUST, A.D. 19 77 at 2:34 o'clock PM and
duly recorded in Vol. 1477, of DEEDS on Page 15733
FEE \$ 9.00

Wm D. MILNE, County Clerk

Hazel Brazil