

39315

BARGAIN AND SALE DEED

Vol. 11 Page 22501

KNOW ALL MEN BY THESE PRESENTS, That FREDRICK W. WOERPEL

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
WILBUR WAYNE KEEFER and CHESTER VESTER KEEFER, as tenants in common  
hereinafter called grantee, and unto grantee's 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: GRANTOR retains unto him-  
self a life estate in the following:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 10, Township 36 South, Range  
6 East of the Willamette Meridian, Klamath County, Oregon, more particularly  
described as follows: Beginning at an iron pin at the Southwest corner of  
Lot 25, FRONTIER TRACTS, said corner being South 0°36' West a distance of  
669.40 feet and South 89°24' West a distance of 460.0 feet from the center  
quarter corner of said Section 10; thence North 0°36' East a distance of  
247.0 feet to an iron pin; thence South 89°24' West a distance of 50.0 feet  
to an iron pin; thence North 0°36' East a distance of 99.2 feet to an iron  
pin on the South line of "A" Street frontier tracts; thence South 89°17'  
West along the South line of said "A" Street, a distance of 190.0 feet to an  
iron pin; thence South 0°36' West a distance of 158.2 feet; thence South  
80°46' West a distance of 275.7 feet to the East line of State Highway  
#421; thence South 3°07' East along said East line a distance of 146.8 feet  
to an iron pin on the South line of FRONTIER TRACTS; thence North 89°24'  
East along said South line a distance of 518.93 feet, more or less, to the  
point of beginning.

EXCEPTING THEREFROM the parcel deeded to Harry R. Waggoner by deed book 358,  
page 306.

RESERVING THEREFROM, a 20-foot roadway easement over the North side of West  
portion, including the terms and provisions thereof, as set forth in Deed

(If space insufficient, continue description on reverse side) (see 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 \$ love & affection  
- However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 grantor has executed this instrument this 7 day of November, 19 77  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

\*and past continuing and on-going  
care of myself by Wilbur Wayne Keefer.

F. W. Woerpel  
Fredrick W. Woerpel

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

November 7, 19 77

STATE OF OREGON, County of

19

Personally appeared

and

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

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 be-  
half 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:

Personally appeared the above named  
FREDRICK W. WOERPEL

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 10-30-79.

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Nel F. Cox  
431 Main  
Klamath Falls, OR

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instru-  
ment was received for record on the  
day of

at o'clock M, and recorded  
in book on page or as  
file/reel number

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

By

Recording Officer  
Deputy

22605

from Frontier Guest Ranch recorded October 24, 1960, in Deed Book 325, page 13.

RESERVING ALSO that certain Easement for use of water well dated December 9, 1964 between Frontier Guest Ranch and W. W. Keefer and Myrtle A. Keefer, his wife, see Exhibit A attached.

KNOW ALL  
1  
2  
3 a corporation, for  
4 Dollars and other  
5 the receipt  
6 the

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that FRONTIER GUEST RANCH, a corporation, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, gives and grants unto the grantees, <sup>W. W. KEEFER and MYRTLE A. KEEFER, his wife,</sup> a perpetual easement for the purpose of maintaining a water line from the well presently located on:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 10, Township 36 S., Range 6, E.W.M. and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being S. 0°36' W. a distance of 669.4 feet and S. 89°24' W. a distance of 460 feet from the center 1/4 corner of said Section 10; thence N. 0°36' E. a distance of 150 feet to the true point of beginning, and continuing thence N. 0°36' E. a distance of 97 feet to an iron pin; thence S. 89°24' W. a distance of 50 feet to an iron pin; thence N. 0°36' E. a distance of 99.2 feet to an iron pin on the South line of A Street, FRONTIER TRACTS, according to the duly recorded plat thereof; thence No. 89°17' E. along the South line of A Street to its intersection with the West line of a 50 foot street fronting on Lots 16 and 17, said FRONTIER TRACTS; thence S. 0°36' W. along the West line of said street to its intersection with the North line of a 50 foot street fronting on Lots 20 to 25 inclusive, FRONTIER TRACTS; thence S. 89°24' W. along the North line of said street to the point of beginning;

Tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 10, Township 36 S., Range 6, E.W.M., Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being S 0°36' W. a distance of 669.40 feet and S. 89°24' W. a distance of 460.0 feet from the center 1/4 corner of said Section 19; thence N. 0°36' E. a distance of 247.0 feet to an iron pin; thence S. 89°24' W. a distance of 50.0 feet to an iron pin; thence N. 0°36' E. a distance of 99.2 feet to an iron pin on the South line of A Street, FRONTIER TRACTS; thence S. 89°17' W. along the South line of said A street a distance of 190.0 feet to an iron pin; thence S. 0°36' W. a distance of 158.2 feet; thence S. 80°46' W. a distance of 275.7 feet to the East line of State Highway No. 421; thence S. 3°07' E. along said East line a distance of 146.8 feet to an iron pin on the South line of FRONTIER TRACTS; thence N. 89°24' E. along said South line a distance of 518.08 feet, more or less, to the point of beginning;

and the right to use water from the well now located on subservient

PAGE (1-Easement)

Exhibit A

1 tenements; provided, however, that any pipe line shall be buried be-  
 2 neath the surface of the ground and that the Grantees, their successors  
 3 and assigns, shall maintain such pipe line and maintain the grade of  
 4 the real property over which this easement passes.

5 IN WITNESS WHEREOF, FRONTIER GUEST RANCH, has caused these  
 6 presents to be signed by its President and Secretary and its corporate  
 7 seal to be hereunto affixed this 9<sup>th</sup> day of December, 1964.

8 FRONTIER GUEST RANCH

9 BY Harold J. Fish  
 10 President

11 BY C. O. Carlstrom  
 12 Secretary

13 STATE OF OREGON )  
 14 COUNTY OF KLAMATH ) ss.

December 9<sup>th</sup>, 1964.

15 Personally appeared HAROLD J. FISH, who, being first duly  
 16 sworn did say that he is President of FRONTIER GUEST RANCH and that  
 17 the seal affixed to the foregoing instrument is the corporate seal of  
 18 said corporation and that said instrument was signed and sealed in  
 19 behalf of said Corporation by authority of its Board of Directors;  
 20 and he acknowledged said instrument to be its voluntary act and  
 21 deed.

Before me:

Robert D. Gilchrist  
 Notary Public for Oregon

My Commission Expires: 4/22/69

22 STATE OF NEVADA )  
 23 COUNTY OF CLARK ) ss.

December 17, 1964.

24 Personally appeared C. O. CARLSTROM, who, being first duly  
 25 sworn, did say that he is Secretary of FRONTIER GUEST RANCH, and that  
 26 the seal affixed to the foregoing instrument is the corporate seal of  
 27 said corporation and that said instrument was signed and sealed in  
 28 behalf of said corporation by authority of its Board of Directors, and  
 29 he acknowledged said instrument to be its voluntary act and deed.

Before me:

Robert D. Gilchrist  
 Notary Public for Oregon

My Commission Expires: \_\_\_\_\_

City Commission Expires: Jan 1, 1965

LAW OFFICES  
 L. ORTH - SLEMON  
 838 MAIN STREET  
 KLAMATH FALLS, OREGON

PAGE (2-Easement)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record ~~at request~~

on 21st day of November A. D. 1977 at 10:08 clock A.M.

and duly recorded in Vol. 177, of Deeds on Page 22604

Wm D. MILNE, County Clerk

Fee \$12.00

Harold J. Fish

CR 24