

Recording Requested by:
Wells Fargo Realty Services, Inc.

and When Recorded Mail to:
Robert M. Perla
1922 Stradella Road
Los Angeles, Ca. 90024

Vol. ^{HC} 77 Page 23761

Space above this line for recorder's use

40120

Affix I.R.S. \$ in this space

Bargain and Sale Deed

THIS DEED, dated December 2, 1977, by Wells Fargo Realty Services, Inc., Trustee under Trust No. 7213, a California corporation, hereinafter called "Grantor," to Oregon Shores Recreational Club, Inc., an Oregon corporation, hereinafter called "Grantee,"

WITNESSETH:

Grantor, for good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Grantee, its heirs and assigns, all of the following described real property situated in the County of Klamath, State of Oregon.

Exhibit A attached hereto and made a part hereof comprised of one page.

SUBJECT TO: (1) Taxes for the fiscal year 19____-19____
(2) Covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements belonging or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.

TO HAVE AND TO HOLD said real property hereinabove described and defined unto Grantee, its heirs and assigns, forever.

IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc., Trustee a California corporation, the Grantor herein, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed by its proper officers thereunto duly authorized, as of the date first above written.

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.
On December 2, 1977 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Norfleet J. Howell, known to me to be the Vice President, and Betty M. Georgino, known to me to be Assistant Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal
(Seal) *Barry A. Stark*
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,
Trustee under Trust No. 7213

By *Norfleet J. Howell*
Vice President

By *Betty M. Georgino*
Ass't Secretary

EXHIBIT "A"

PARCEL 1: (Well Lot No. 1)

23762

A tract of land situated in the N1/2W1/4 of Government Lot 8, Section 18, T35S, R7WEM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2-inch iron pin which is S43°47'54"W a distance of 1352.85 feet from the northeast corner of said section 18; thence N50°11'40"W 98.92 feet; thence northwesterly along the arc of a curve to the right (radius is 170.00 feet and central angle is 29°41'40") 88.11 feet; thence N52°33'50"E 148.57 feet; thence N65°45'20"E 180.00 feet; thence S48°22'55"E 63.24 feet; thence S00°50'20"W 188.13 feet; thence West 84.54 feet; thence S59°23'23" W 134.43 feet to the point of beginning, containing 1.38 acres.

PARCEL 2: (Well Lot No. 2)

A tract of land situated in Government Lot 3, Section 17, T35S, R7EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2-inch iron pin on the north line of said section 17, from which the N1/4 corner of said section 17 is N89°39'59"E a distance of 431.30 feet; thence S89°39'59"W along said north line 219.32 feet; thence along the arc of a curve to the left (radius is 170.00 feet, and central angle is 42°36'17") 126.41 feet; thence S42°56'18"E 126.14 feet; thence N47°03'42"E 120.00 feet; thence North 126.69 feet to the point beginning, containing 0.74 acres. TOGETHER WITH - a 16-foot water line easement of which its centerline is described as follows: Beginning at a point which is S89°39'59"W 650.34 feet and S00°20'01"E 8.00 feet from the N1/4 corner of said section 17; thence S89°39'59"W 1995.32 feet; thence N89°36'25"W 127.72 feet, thence S04°47'07"W 116.65 feet; thence S36°01'18"W 72.40 feet; thence S04°44'26"W 75.24 feet; thence S22°32'20"W 540.00 feet; thence S15°52'05"W 102.00 feet; thence N80°20'18"W 125.42 feet; thence N86°30'54"W 60.32 feet; thence N80°55'10"W 165.00 feet.

TOGETHER WITH - a 60 foot water line and future road and utility easement of which its centerline is described as follows: Beginning at a point situated S47°46'28"W 1393.02 feet from the northeast corner of section 18, T35S, R7EWM; thence S50°11'40"E 275.89 feet; thence along the arc of a curve to the left (radius is 300.00 feet, central angle is 24°17'12") 127.16 feet; thence S74°28'52"E 208.07 feet; thence along the arc of a curve to the right (radius is 319.46 feet, central angle is 25°46'07") 143.68 feet; thence along the arc of a curve to the left (radius is 319.46 feet, central angle is 25°46'07") 143.68 feet; thence S74°28'52"E 350.00 feet; thence S15°31'08"W 574.40 feet; thence along the arc of a curve to the right (radius is 600.00 feet, central angle is 22°53'48") 239.77 feet; thence S38°24'56"W 583.71 feet; thence along the arc of a curve to the left (radius is 600.00 feet, central angle is 13°13'20") 138.40 feet; thence S25°11'36"W 90.46 feet.

Subscribed and sworn to before me this 10th day of DECEMBER, 1977.

Duly recorded in Vol. 1177, of DEEDS.

Fee \$ 6.00

W.D. MILNE, County Clerk

By *Bernetha H. Lebeck*