

41772

BARGAIN AND SALE DEED

Vol. 18 Page 317

KNOW ALL MEN BY THESE PRESENTS, That ZARCO, INC., an Oregon Corporation
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
BETTY BYRON
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:

A parcel of land situated in the S $\frac{1}{4}$ of Section 29, T37S,
R9E, W.M., Klamath County, Oregon being more particularly
described as follows:

Beginning at a 5/8 inch iron pin marking the south $\frac{1}{4}$ corner
of said Section 29; thence N89°47'36"W along the south line
of said Section 29, 1302.93 feet to a 5/8 inch iron pin
marking the southwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section
29; thence N01°30'29"W along the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$,
1272.99 feet to a 5/8 inch iron pin; thence S89°18'07"E,
1300.45 feet to a 5/8 inch iron pin; thence S88°28'12"E,
74.27 feet to a 5/8 inch iron pin; thence S01°38'16"W,
1262.37 feet to a 5/8 inch iron pin on said south section
line; thence N88°07'44"W along said section line, 74.31 feet
to the point of beginning containing 40.00 acres more or
less.

(Description continued on Reverse Side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON 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 \$

However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 19 day of December, 1977;
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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of

ss.

Personally appeared the above named

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of Clackamas ss.
December, 1977.

Personally appeared Louis Zarosinski and
Paul R. Biggs who, being duly sworn,
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

ZARCO, INC. a corporation,
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:

Notary Public for Oregon

My commission expires: 3/27/80

ZARCO, INC.

GRANTOR'S NAME AND ADDRESS

BETTY BYRON

GRANTEE'S NAME AND ADDRESS

After recording return to:

BETTY BYRON
3612 E. Mariposa
Phoenix, Arizona 85018
NAME, ADDRESS, ZIP

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

Ronald L. Snook

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of 1977,
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

Recording Officer

By Deputy

TOGETHER WITH:

A road easement along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of the following described centerline:

Commencing at the southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 29; thence N02°16'26"W, 271.62 feet to the centerline of Simpson Canyon Road; thence S66°52'25"E, 183.71 feet to the POINT OF BEGINNING for this description; thence along said Simpson Canyon Road centerline the following courses and distances: S66°52'25"E, 43.99 feet; S85°08'49"E, 253.74 feet; N88°11'30"E, 287.51 feet; S58°58'47"E, 209.18 feet; S34°27'44"E, 397.76 feet; S27°24'31"E, 760.81 feet; S30°42'36"E, 460.53 feet; S28°07'32"E, 413.24 feet; S36°50'53"E, 404.62 feet; S68°28'33"E, 246.02 feet to the intersection of the centerline of a dirt road to the north; thence along said centerline of the dirt road to the north N12°19'57"W, 538.13 feet; thence N03°36'12"W, 374.59 feet along said road centerline to its intersection with the centerline of a private road easement as recorded in DV M73 at page 16734, Klamath County Deed Records and the terminus of this description.

ALSO TOGETHER WITH:

A road easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline of an existing dirt road;

Commencing at the southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 29; thence N02°16'26"W, 271.62 feet to the centerline of Simpson Canyon Road; thence S66°52'25"E, 183.71 feet to the POINT OF BEGINNING for this description; thence leaving said Simpson Canyon Road centerline and along the centerline of an existing road to the south the following courses and distances: S10°20'11"W, 860.15 feet; S13°06'43"E, 282.11 feet; S00°22'20"E, 269.05 feet; S50°13'07"E, 196.94 feet; S03°07'37"W, 13.96 feet to the north line of the above described parcel.

ALSO TOGETHER WITH:

A private roadway easement described in DV M73 at page 16734 of Klamath County Deed Records.

SUBJECT TO:

A road easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline of an existing road.

Beginning at the intersection of said existing road centerline with the north line of the above described parcel from which the northwest corner of said parcel bears N89°18'07"W, 186.07 feet; thence along the centerline of said existing road the following courses and distances: S03°07'37"W, 266.19 feet; S19°32'21"E, 333.92 feet; S37°04'25"E, 211.69 feet; S78°44'40"E, 296.33 feet; S30°03'29"E, 188.41 feet; S22°06'26"E, 327.25 feet to the south line of the above described parcel and the terminus of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
led for record at request of Mountain Title Co.
his 16th day of January A. D. 1978 at 10:11 o'clock A.M., and
fully recorded in Vol. M78, of Deeds on Page 917

CONTRACT -2-

Wm D. MILNE, County Clerk

By Bernard J. Litch

Fee \$6.00