

45672

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BARGAIN AND SALE DEED

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 One Hundred Seventy-Four Thousand Five Hundred Thirty (\$174,530) Dollars, to it paid, has bargained and sold and by these presents does bargain, sell and convey to LAWRENCE A. HALL, Grantee, the following described premises situated in Klamath County, Oregon, to-wit:

A parcel of land situated in Section 25, Township 34 South, Range 7-1/2 East and Section 19, Section 30, Township 34 South, Range 7 East, Willamette Meridian, more particularly described as follows:

Beginning at a point on the south line of said Section 25 and the mean high water line of the Wood River, from which the southeast corner of said Section 25 bears North 89°46'47" East, 1866.00 feet more or less; thence from said point of beginning North 89°46'47" East along the south line of said Section 25 1866.00 feet to the southeast corner of said Section 25; thence South 88°52'24" East along the south line of said Section 30, 1288.06 feet to a 5/8" iron pin marking the southeast corner of Govt. Lot 4, of said Section 30; thence North 00°21'09" East along the east line of Govt. Lot 4 and Govt. Lot 3 of said Section 30 2595.23 feet to a 5/8" iron pin on the westerly line of Highway 427; thence North 05°32'32" West along the westerly line of said Highway 427, 3377.02 feet to a 5/8" iron pin in the center of a road as said

point is described in Deed Volume 358 at page 471; thence westerly along the line described in Deed Volume 358 at page 471 the following bearings and distances: South 60°36'37" West 1799.44 feet, South 83°51'34" West 869.25 feet, North 85°16'31" West 420.66 feet, South 69°16'28" West 339.99 feet, South 52°04'22" West 307.99 feet, South 28°50'12" West 134.01 feet, South 43°40'20" West 224.00 feet, South 29°27'04" West 201.00 feet, South 04°07'38" East 42.10 feet, South 23°32'52" East 415.26 feet more or less to the mean high water line of the Wood River; thence southerly along the mean high water line of said Wood River to the point of beginning.

Containing 399 acres more or less.

TOGETHER WITH:

A right of way along the "Klamath Agency Farm Irrigation Canal" varying in width from 40 feet to 20 feet of which the centerline is more particularly described as follows:

Beginning at a point on the north line of Govt. Lot 4, Section 19, Township 34 South, Range 7 East, Willamette Meridian, and the centerline of said "Klamath Agency Farm Irrigation Canal", from which the northwest corner of said Govt. Lot 4 bears WEST 483 feet more or less; thence northerly along the centerline of said "Klamath Agency Farm Irrigation Canal", the following bearings and distances: North 21°21' West 153.3 feet to a point, from this point southerly the right of way is 40 feet in width, from this point northerly the right of way is 20 feet in width; thence continuing along the centerline of said "Klamath Agency Farm Irrigation Canal" North 04°24' East 600.2 feet, North 03°37' West 315.5 feet, North 18°14' West 517.7 feet, North 11°28' West 264.3 feet, North 24°26' West 246.1 feet,

North 10°46' East 231.7 feet, North 22°38' East 432.0 feet, North 04°40' West 503.9 feet, North 21°28' East 302.4 feet, North 26°58' West 306.6 feet, North 05°20' West 253.2 feet, North 01°47' West 439.4 feet, northeasterly along the arc of a 154 feet radius curve to the right (Delta = 55°42', Long Chord = North 26°04' East 143.9 feet) 149.7 feet, North 53°55' East 351.5 feet, North 58°55' East 158.1 feet to the head gate at a water reservoir at Agency Spring, from which the northwest corner of said Section 19 bears South 40°53' West 1129.7 feet more or less.

And a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows:

Beginning at a point on the north line of Govt. Lot 4, Section 19, Township 34 South, Range 7 East, Willamette Meridian, and on the centerline of an existing irrigation ditch, from which the northwest corner of said Govt. Lot 4 bears WEST 483 feet more or less; thence from said point of beginning southerly along the centerline of an existing irrigation ditch to a point that is located the following three bearings and distances from the northwest corner of said Govt. Lot 4 South 88°57'13" East 919.88 feet, South 05°32'32" East 668.74 feet, South 60°36'37" West 51.3 feet.

And a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows:

Beginning at a point on the centerline of an existing irrigation ditch and on the east right of way line of Highway 427, from which the northwest corner of Govt. Lot 4, Section 19, Township 34 South, Range 7 East, Willamette Meridian, bears the following two bearings and

distances: North $05^{\circ}32'32''$ West 758 feet, North $88^{\circ}57'13''$ West 980.28 feet; thence from said point of beginning southeasterly along the centerline of an existing irrigation ditch to a point on the north right of way line of Highway 422, said point being located from the northwest corner of said Govt. Lot 4 the following three bearings and distances: South $88^{\circ}57'13''$ East 980.28 feet, South $05^{\circ}32'32''$ East 2285.75 feet, South $83^{\circ}47'44''$ East 313.5 feet.

And a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows:

Beginning at a point on the centerline of an existing irrigation ditch and the south right of way line of Highway 422, from which the northwest corner of Govt. Lot 4, Section 19, Township 34 South, Range 7 East, Willamette Meridian, bears the following three bearings and distances: North $83^{\circ}47'44''$ West 409.14 feet, North $05^{\circ}32'32''$ West 2347.00 feet, North $88^{\circ}57'13''$ West 980.28 feet; thence from said point of beginning southwesterly along the centerline of an existing irrigation ditch to a point on the westerly right of line of Highway 427, said point being located from the northwest corner of said Govt. Lot 4, Section 19, Township 34 South, Range 7 East the following two bearings and distances: South $88^{\circ}57'13''$ East 919.88 feet, South $05^{\circ}32'32''$ East 3596 feet.

SUBJECT TO:

All right of ways and easements of record and those apparent up on the land.

And a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows:

Beginning at a point on the centerline of an existing irrigation ditch from which the northwest corner of Govt. Lot 4, Section 19, Township 34 South, Range 7 East, Willamette Meridian, bears the following three bearings and distances: North $60^{\circ}36'37''$ East 51.3 feet, North $05^{\circ}32'32''$ West 668.74 feet, North $88^{\circ}57'13''$ West 919.88 feet; thence from the said point of beginning southeasterly along the centerline of an existing irrigation ditch to a point on the west right of way line of Highway 427, said point also being located from the northwest corner of said Govt. Lot 4 the following two bearings and distances: South $88^{\circ}57'13''$ East 919.88 feet, South $05^{\circ}32'32''$ East 747 feet.

And that certain indenture recorded in Deed Volume 358 at page 471, Klamath County Deed Records.

SUBJECT TO THE FOLLOWING:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof:

Dated : November 15, 1960

Recorded : November 29, 1960
Book 325, Page 507

In Favor of: California Oregon Power
Company

For : Transmission lines

(Affects Lot 4, Section 19; Lot 1, West $1/2$ Northeast $1/4$ Northwest $1/4$ Section 30, Township 34 South, Range 7 East Willamette Meridian; Southeast $1/4$ Southwest $1/4$ Section 12; North $1/2$ Northwest $1/4$, Southeast $1/4$ Northwest $1/4$, Northeast $1/4$ Southwest $1/4$, West

1/2 Southeast 1/4 Section 13; North 1/2 Northeast 1/4, Southeast 1/4 Northeast 1/4, East 1/2 Southeast 1/4 Section 24, Township 34 South, Range 7-1/2 East Willamette Meridian.)

3. Unrecorded Trust Agreement, including the terms and provisions thereof, and such other exceptions as may appear necessary upon the recording thereof, as disclosed by Deed of Tribal Property recorded March 5, 1959 in Book 310 at page 324, Deed Records.

4. Subject to an access road as set forth on Exhibit "A" of instrument dated December 28, 1964, recorded January 6, 1965 in Book 358 at page 471, Deed Records, to Tulana Farms, an Oregon Corporation. (Affects Southwest 1/4 Southwest 1/4 Section 19, Township 34 South, Range 7 East of the Willamette Meridian; Southeast 1/4 Southeast 1/4 Section 24 and North 1/2 Section 25, Township 34 South, Range 7-1/2 East of the Willamette Meridian.)

5. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Wood River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said LAWRENCE A. HALL, his heirs and assigns forever.

Until a change is requested, all tax statements are to be sent to the following address:

Lawrence Hall
P.O. Box 552
Fort Klamath, OR 97626

IN WITNESS WHEREOF, United States National Bank
of Oregon has hereunto set its association name by its duly
authorized officer this 30th day of March, 1978.

UNITED STATES NATIONAL BANK
OF OREGON, a National Banking
Association

By *R. W. Mezger*
Trust Officer

STATE OF OREGON)
County of Multnomah) ss.

On this 30th day of March, 1978, 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.

Joseph M. Moul
Notary Public for Oregon
My Commission Expires: 9-24-81

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return to: Lawrence Hall P.O. Box 552
FT. Klamath
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of
April A.D., 19 78 at 3:57 o'clock P.M., and duly recorded in Vol. M78
of Deeds on Page 6344.

FEE \$21.00

WM. D. MILNE, County Clerk
By *Lernie A. Nelson* Deputy