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Vol. ^M18 Page 7775

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 Sixteen Thousand One Hundred (\$116,100) Dollars, to it paid, has bargained and sold and by these presents does bargain, sell and convey to GERALD A. PAGE and LOUISE L. PAGE, husband and wife, as tenants by the entirety, Grantees, the following described premises situated in Klamath County, Oregon, to-wit:

A parcel of land situated in Section 24 and Section 25, Township 34 South, Range 7-1/2 East and Section 19, Township 34 South, Range 7 East, Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of said Section 24 from which the Southeast corner of said Section 24 bears South 00°03'24" East, 1322.18 feet; thence from said point of beginning North 00°03'24" West along the East line of said Section 24 1322.19 feet to the East 1/4 corner of said Section 24; thence continuing along the East line of said Section 24 North 00°03'20" West 1194.78 feet to a 1/2" iron pin in a fence; thence Westerly and Southerly along said fence the following bearings and distances: South 82°39'36" West 280.19 feet to a 1/2" iron pin, South 85°18'24" West 267.93 feet to a 36" pine tree, South 01°51'47" West 357.64 feet to a 1/2" iron pin, South 83°37'38" West 161.18 feet to a 32" pine tree, South 02°03'27" East 145.28 feet to a 1/2" iron pin, South 77°38'34" West 568.00

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feet more or less to the center of Crooked Creek; thence Southerly along the center of Crooked Creek 3200.00 feet more or less to a point from which the Northeast corner of said Section 25 bears North $87^{\circ}29'52''$ East 1591.77 feet; thence leaving Crooked Creek South $27^{\circ}52'51''$ East 301.82 feet more or less to a $5/8''$ iron pin in the centerline of a road; thence Northeasterly along the centerline of said road the following bearings and distances: North $83^{\circ}51'34''$ East 869.25 feet to a $5/8''$ iron pin, North $60^{\circ}36'37''$ East 1799.44 feet to a $5/8''$ iron pin on the Westerly line of Highway 427; thence North $05^{\circ}32'32''$ West along the West line of said Highway 427, 668.74 feet to a $5/8''$ iron pin on the North line of Govt. Lot 4 of said Section 19; thence North $88^{\circ}57'13''$ West along said North line of Govt. Lot 4, 919.88 feet to the point of beginning.

Containing 148 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 $21^{\circ}21'$ 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"

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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, North-
 easterly 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 ten foot right of way along an
 existing irrigation ditch of which the
 centerline is described as follows:

Beginning at a point on the East line of
 Section 24, Township 34 South, Range
 7-1/2 East, Willamette Meridian, and the
 centerline of an existing irrigation
 ditch from which the East 1/4 corner of
 said Section 24 bears South 00°03'24"
 East 729.6 feet more or less; thence
 from said point of beginning Easterly
 along the centerline of an existing
 irrigation ditch the following bearings
 and distances: South 40°46' East 69.0
 feet, South 32°46' East 50.0 feet,
 South 55°19' East 137.0 feet, North
 85°09' East 32.0 feet more or less to
 the centerline of "Klamath Agency Farm
 Irrigation Canal".

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

Beginning at a point on the East line of
 Section 24, Township 34 South, Range
 7-1/2 East, Willamette Meridian, and the
 centerline of an existing irrigation

ditch, from which the East 1/4 corner of said Section 24 bears North $00^{\circ}03'24''$ West 63.2 feet more or less; thence from said point of beginning North $86^{\circ}25'$ East along the centerline of an existing irrigation ditch 386.2 feet more or less to the centerline of the "Klamath Agency Farm Irrigation Canal".

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

Beginning at a point on the East line of Section 24, Township 34 South, Range 7-1/2 East, Willamette Meridian, and the centerline of an existing irrigation ditch, from which the East 1/4 corner of said Section 24 bears North $00^{\circ}03'24''$ West 1095 feet more or less; thence from said point of beginning Easterly along the centerline of an existing irrigation ditch the following bearings and distances: North $82^{\circ}03'$ East 392.4 feet, South $16^{\circ}57'$ East 23.3 feet, South $80^{\circ}41'$ East 33.3 feet more or less to the centerline of the "Klamath Agency Farm Irrigation Canal".

SUBJECT TO:

Easements and right of ways of record and those apparent upon the land.

And a fifty feet wide easement for purposes of ingress and egress of which the centerline is described as follows:

Beginning at a point on the West 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 25.17 feet, North $88^{\circ}57'13''$ West 919.88 feet; thence from said point of beginning North $88^{\circ}57'13''$ West parallel to and 25 feet Southerly at right angles to the North

line of said Govt. Lot 4, 947.30 feet; thence North $00^{\circ}03'24''$ West parallel to and 25 feet Westerly at right angles to the East line of Section 24, Township 34 South, Range 7-1/2 East, Willamette Meridian, the following two bearings and distances: North $00^{\circ}03'24''$ West 1346.71 feet, North $00^{\circ}03'20''$ West 1191.59 feet to a point on the North line of Parcel No. 1.

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 $88^{\circ}57'13''$ East 919.88 feet, South $05^{\circ}32'32''$ East 668.74 feet, South $60^{\circ}36'37''$ West 51.3 feet.

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

SUBJECT TO:

A fifty feet wide easement for purposes of ingress and egress 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 Westerly right of way line of Highway No. 427, from which the Northwest corner of Govt. Lot 4 bears

North 88°57'13" West 919.88 feet; thence from said point of beginning South 05°32'32" East along the Westerly right of way line of said Highway No. 427, 668.74 feet; thence South 60°36'37" West 54.67 feet; thence North 05°32'32" West parallel to and 50.0 feet Westerly at right angles to the Westerly right of way line of said Highway No. 427, 696.62 feet to a point on the North line of said Govt. Lot 4; thence South 88°57'13" East along the North line of said Govt. Lot 4, 50.33 feet to the point of beginning.

AND FURTHER SUBJECT TO:

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

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.

5. Rights of the public and of government 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 GERALD A. PAGE and LOUISE L. PAGE, their heirs and assigns forever.

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

GERALD A. PAGE
3341 LAMARADA
KLAMATH FALLS, ORE 97601

IN WITNESS WHEREOF, United States National Bank of Oregon has hereunto set its association name by its duly authorized officer this 14th day of April, 1978.

UNITED STATES NATIONAL BANK
 OF OREGON, a National Banking
 Association

By

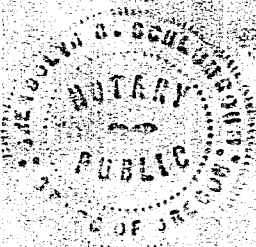
R. W. Meager
 Trust Officer

STATE OF OREGON)
) ss.
 County of Klamath)

On this 14 day of April, 1978, before me, a Notary Public in and for said County and State, appeared R. W. Meager, to me personally known who, being duly sworn, did say that he, the said R. W. Meager, 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.



Ewendolyn R. Schlumbohm

Notary Public for Oregon

My Commission Expires: 7/21/81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Co.

on 20th day of April A. D. 1978 at 3:11 o'clock P.M., and
 duly recorded in Vol. M78, of Deeds on Page 7775

Wm D. MILNE, County Clerk

Wm D. Milne

Fee \$24.00

Return to T A