

57383

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENT, that R. L. LAND AND CATTLE COMPANY, INC. an Oregon Corporation, Hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT T. MORRIS AND JACQUELINE L. MORRIS, husband and wife, 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:

SEE SCHEDULE "A" (attached)

To Have and to Hold the same unto the said grantee's heirs, successors and assigns forever. The consideration paid for this transfer is in complete satisfaction of that contract of sale dated April 14,

1978, between Grantor and Grantee herein and these parties hereby mutually recind said contract.

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 27 day of July, 1978; 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.

Andrew L. Satalich

STATE OF OREGON
County of Deschutes

Personally appeared the above named Andrew L. Satalich, President of R. L. Land and Cattle Company, Inc. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires

Jacqueline L. Morris
July 23, 1981

Grantors name and address;
R. L. LAND AND CATTLE CO.
Route 1, Box 263
Ontario, Or.

Grantee's name and address;
ROBERT T. MORRIS
447 N. E. Greenwood
Bend, Or. 97701

WHEN RECORDED PLEASE RETURN TO:
Robert T. Morris
447 N. E. Greenwood
Bend, Or. 97701

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SCHEDULE A

The following described real property in Klamath County, Oregon:

PARCEL 1

Lots 3 and 4 of Section 35; S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, Lots 7 and 8 in Section 36. All in Township 38 South, Range 7 East of the Willamette Meridian.

PARCEL 2

The NE $\frac{1}{4}$ SW $\frac{1}{4}$, Lots 2, 3 and 5 in Section 31. Township 38 South, Range 8 East of the Willamette Meridian;

EXCEPTING AND RESERVING THEREFROM part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and of Lots 2 and 3 of said township, range and section, more particularly described as follows:

Beginning at the quarter corner on the West line of said Section 31; thence South along said West line a distance of 676.0 feet to a 1 $\frac{1}{2}$ " iron pipe 30 inches long; thence South 67° East, a distance of 1169.0 feet to a 1 $\frac{1}{2}$ " iron pipe 30 inches long; thence South 50° East, a distance of 969.0 feet to a 1 $\frac{1}{2}$ " iron pipe 30 inches long; thence South 27° East, a distance of 927.0 feet, more or less, to a point on the South line of said Section, which point is marked by a 1 $\frac{1}{2}$ " iron pipe 30 inches long; thence East along said South line, a distance of 375.0 feet, more or less, to the South quarter corner of said Section 31; thence North along the North and South center line of said Section 31, a distance of 2640.0 feet, more or less, to the center of said Section; thence West along the East and West center line of said Section, a distance of 2640.0 feet, more or less, to the point of beginning.

continued

PARCEL 3

24135

Lot 4, Section (12) Township 39 South, Range 7 East of the Willamette Meridian; EXCEPTING THE FOLLOWING:

Beginning at a point on the South line of Lot 4 of said Section 12, said point being 246.2 feet West of the Southeast corner of said Lot and is marked by a 1½" iron pipe 30 inches long; thence North 38° 30' West, a distance of 395.5 feet to a 1½" iron pipe 30 inches long; thence North 13° West, a distance of 243.8 feet to a 1½" iron pipe 30 inches long; thence North 39° West, a distance of 509.0 feet, to a 1½" iron pipe 30 inches long; thence North 77° West, a distance of 453.00 feet, more or less, to a point on the West line of said Lot; thence South, a distance of 1042.0 feet, more or less, to the Southwest corner of said Lot; thence East a distance of 1074.0 feet, more or less, to the point of beginning, being a part of Lot 4, Section 12, Township 39 South, Range 7 East of the Willamette Meridian.

PARCEL 4

The SE¼NE¼, W¼NW¼, E½E½NE¼SE¼, Lots 1, 2, and 7 of Section 6;

Lot 1 of Section 7 EXCEPTING THE FOLLOWING:

Beginning at the Southeast corner of said Lot 1; thence North 660 feet; thence West 660 feet; thence South 660 feet; thence East 660 feet to the point of beginning;

Lots 2 and 6, S½SW¼NE¼, NW¼SW¼NE¼, W¼NW¼ of Section (7)

E½NE¼ of Section (15)

All in Township 39 South, Range 8 East of the Willamette Meridian.

PARCEL 5

Part of Lots 4 and 3 of Section 36, Township 38 South, Range 7 East of the Willamette Meridian, and more particularly described as

Commencing at the East quarter corner of said Section 36; then along the East line of said Section, 676.0 feet to a 1½" iron pipe 30 inches long, which is the true point of beginning; thence South 75° West, a distance of 320.13 feet to a 1½" iron pipe 30 inches long; thence North 79° 54' West, a distance of 647.74 feet to a 1½" iron pipe 30 inches long; thence North 64° 25' West, a distance of 692.67 feet to a 1½" iron pipe 30 inches long; thence North 57° 56' West, a distance

continue

of 530.90 feet to a 1½" iron pipe 30 inches long; thence North 77° 24' West, a distance of 169.01 feet, more or less, to a point on the West line of Lot 3, said point being marked by a 1½" iron pipe 30 inches long; thence South along said West line, a distance of 284.04 feet, more or less, to an intersection with the meander line, said point being marked by a 1½" iron pipe 30 inches long; thence South 73° 21' East, along said meander line, a distance of 2786.44 feet, more or less, to the meander corner on the East line of said Section 36; thence North along said East line, a distance of 555.66 feet, more or less, to the true point of beginning.

PARCEL 6

Parts of Lot 1 and 2 of Section 1, a part of the Fractional E½E½ of Section 2, and parts of Lots 3 and 1, a part of the NW¼NW¼ and a part of Lot 2 of Section 12, Township 39 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the point of intersection of the East line of Lot 3 of said Section 12, with the meander line of Round Lake, from which point the meander corner on the East line of said Section 12 bears South 49° 56' 30" East, 1713.2 feet distant; thence Northerly along said meander line as follows:

- (1) North 59° 35' 30" West, 774.1 feet to a point;
- (2) North 47° 48' 00" West, 1313.8 feet to a point;
- (3) North 55° 04' 30" West, 936.6 feet to a point; said point being hereinafter referred to as "Point X";
- (4) North 17° 35' 00" West, 838.1 feet to the meander corner on the North line of said Section 12;
- (5) North 57° 35' 00" West, 987.1 feet to a point; said point being hereinafter referred to as "Point Y"
- (6) North 10° 16' 30" West, 2157.3 feet to a point;
- (7) North 5° 13' 00" West, 980.3 feet to a point;
- (8) North 20° 56' 00" West, 87.0 feet to the meander corner on the West line of said Section 1; and
- (9) North 23° 22' 30" West, 1701.9 feet to the meander corner on the North line of said Section 2; thence North 89° 56' 00" West, leaving said meander line, along said North section line, 32.7 feet, more or less, to the point of intersection of said North line with a line parallel to and 30 feet distant Westerly from, when measured at right angles to, the last herein described course or said meander line, said point of intersection being marked by an iron pipe 1½" in outside diameter, 30 inches long and driven into the ground, as are all angle points on, and the Southerly terminus of, the Westerly line of the real property hereby described so marked; thence Southerly parallel to and 30 feet distant Westerly from said meander line, as follows:

(1) South $23^{\circ} 22' 30''$ East, 1714.0 feet, more or less, to a point on the bisector of the re-entrant angle first on said meander line;

(2) South $20^{\circ} 56' 00''$ East, 82.4 feet, more or less, to a point on the bisector of the re-entrant angle next on said meander line;

(3) South $5^{\circ} 13' 00''$ East, 977.4 feet, more or less, to a point on the bisector of the salient angle next on said meander line; and

(4) South $10^{\circ} 16' 30''$ East, 429.0 feet to a point; thence South $50^{\circ} 47' 00''$ West, leaving said parallel line, 1553.4 feet to a point; thence South $63^{\circ} 53' 00''$ East, 1710.6 feet, more or less, to a point which is South $8^{\circ} 16' 30''$ West, 33.9 feet from Point Y; thence South $45^{\circ} 52' 30''$ East, 921.3 feet to a point; thence South $31^{\circ} 19' 30''$ East, 780.5 feet, more or less, to the point of intersection of the bisector of the salient angle at Point X and a line which is parallel to and 30 feet distant Westerly from, when measured at right angles to, said meander line; thence Southerly parallel to and 30 feet distant Westerly from said meander line, as follows:

(1) South $55^{\circ} 04' 30''$ East, 994.8 feet, more or less, to a point on the bisector of the re-entrant angle next on said meander line; and

(2) South $47^{\circ} 48' 00''$ East, 1315.0 feet, more or less, to a point on the bisector of the salient angle next on said meander line; thence South $49^{\circ} 35' 00''$ East, leaving said parallel line, 899.8 feet, more or less, to a point on the East line of Lot 3 of said Section 12; said point being the Southerly terminus of said Westerly line and being the Northwest corner of a tract of land in Lot 4 of said Section 12, conveyed by Louis W. Soukup and wife, to Weyerhaeuser Timber Company by a deed dated October 7, 1953, recorded in Deed Volume 264 at page 617, Records of Klamath County, Oregon; thence North $00^{\circ} 07' 00''$ East, along said East lot line, 216.00 feet, more or less, to the point of beginning.

PARCEL 7

Government Lots 5 and 6 in Section 36, Township 38 South, Range 7 East of the Willamette Meridian.

PARCEL 8

(a) That portion of Section 31, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

That portion of said Section 31, lying South and Westerly of the Southwesterly line of Government Lot 3, East of the East line of Government Lot 5, and North of the South line of said Section 31.

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(b) That portion of Section 6, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

That portion of said Section 6, lying South of the North line of said Section 6, West of the Westerly line of Government Lot 1, North of the North line of Government Lot 7 and East of the East line of the NW 1/4 of said Section 6.

(c) That portion of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

That portion of said Section 7, lying South of the South line of Government Lot 6, Westerly of the Westerly line of Government Lot 2 and East of the East line of the SW 1/4 of said Section 7.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Robert Morris
as 26th day of April A. D. 1978 at 1:23 clock P M. or
uly recorded in Vol. M78, of Deeds on Page 8216

Wm D. MILNE, County Clerk

By Bernetha J. Smith

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Fee \$36.00



OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of Robert Morris
as 26th day of October A. D. 1978 at 2:32 clock P M. or
uly recorded in Vol. M78, of Deeds on Page 24133

Wm D. MILNE, County Clerk

By Bernetha J. Smith

Fee \$18.00