

64180
KNOW ALL MEN BY THESE PRESENTS, that O & H Properties, Inc. a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Oscar K. Johnson and Helen V. Johnson, hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

See attached legal description marked Exhibit "A" and by this reference incorporated herein as if fully set forth.

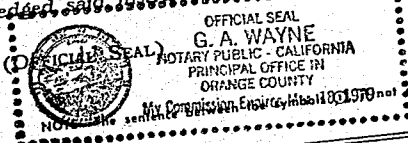
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 10.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):
In construing this deed the singular includes the plural as the circumstances may require.
Done by order of the grantor's board of directors with its corporate seal affixed, this 31 day of December, 1976

(CORPORATE SEAL)

By James H. Johnson President
James H. Johnson Secretary

CALIFORNIA
STATE OF OREGON, County of Santa Clara) ss:
Personally appeared James H. Johnson and
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 O & H Properties, 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 behalf 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: [Signature]
Notary Public for California
My commission expires: Mar. 18, 1979



Bargain and Sale Deed Corporation

TO

WHEN RECORDED RETURN TO

Return:

Taxes: MTC

Oscar K. Johnson

Route 1 Box 318-A

Orland Calif. 95963

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,) ss.
County of
I certify that the within instrument was received for record on the day of 1976, at o'clock M., and recorded in book on page Record of Deeds of said County. Witness my hand and seal of County affixed.
By Title Deputy

A tract of land described as follows:
 Beginning at a point on the Westerly right of way line of the New Dalles-California Highway which lies South $89^{\circ} 49'$ East along the East-West center line of Section 7, Township 38 South, Range 9 E.W.M., a distance of 799 feet and South $11^{\circ} 36'$ East along the Westerly right of way line of the above mentioned highway, a distance of 506.29 feet from the quarter section corner common to said Section 7 and Section 12, Township 38 South, Range 8 E.W.M.; and running thence South $78^{\circ} 24'$ West at right angles to the Westerly right of way line of said Highway a distance of 460.0 feet to a point; thence South $0^{\circ} 06'$ East a distance of 300 feet to a point; thence South $89^{\circ} 43'$ East a distance of 320.5 feet to a point; thence South $48^{\circ} 36'$ East a distance of 112.7 feet to a point; thence South $32^{\circ} 36'$ East a distance of 107.1 feet to a point; thence North $78^{\circ} 24'$ East a distance of 100 feet to a point on the Westerly right of way line of above mentioned Highway; thence North $11^{\circ} 36'$ West along the Westerly right of way line of said Highway a distance of 550 feet, more or less, to the point of beginning, being in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian. EXCEPT, that parcel of land conveyed to Donald Vanderhoff and Betty June Vanderhoff by deed dated March 12, 1954, recorded April 12, 1954 in Volume 266, page 331, Deed Records of Klamath County, Oregon. ALSO EXCEPT that parcel of land conveyed to Albert W. Schmeck and Vada H. Schmeck, husband and wife, and Arthur Andrew Rickbeil and Annie H. Rickbeil, also known as Helen Annie Rickbeil, by deed dated March 12, 1954, recorded April 14, 1954, in Volume 266 at page 376, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 16th day of March A. D. 19 79 at 3:52 clock P. M., and

fully recorded in Vol. M79, of Deeds on Page 6093

Wm D. MILNE, County Clerk

By Bernetha A. Hetch

Fee \$6.00

EXHIBIT "A"