

1-1-74

BARGAIN AND SALE DEED

Vol. 779

Page 10456

66849

KNOW ALL MEN BY THESE PRESENTS, That JAY W. BUCHANAN

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
BROOKS GARTEN

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:

an undivided one-half interest the following property, as tenants in common:

A parcel of land situated in the SE 1/4 of Section 29, T37S, R9EWM., Klamath County, Oregon being more particularly described as follows:

Commencing at the Southeast corner of said Section 29; thence N88°07'44" W along the south line of said Section 29, 803.28 feet to a 5/8 inch iron pin marking the POINT OF BEGINNING for this description; thence N88°07'44"W continuing along said south section line, 1741.78 feet to a 5/8 inch iron pin; thence leaving said south section line N01°38'16"W parallel to but 74.25 feet easterly of the westerly line of said SE 1/4, 586.36 feet to a 5/8 inch iron pin; thence S88°07'44" E, 1758.55 feet to a 5/8 inch iron pin; thence SOUTH, 585.58 feet to the point of beginning containing 23.51 acres more or less;

TOGETHER WITH: A roadway easement for ingress and egress 60.00 feet wide lying 30.00 feet on either side of the following described centerline: Commencing at the southeast corner of said Section 29; thence N88°07'44" W along the south line of said Section 29, 803.28 feet; thence NORTH, 348.02 feet to the centerline of Simpson Canyon Road; thence along said Simpson Canyon Road centerline the following courses and distances: (continued 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 4 day of April, 1979, 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.

Jay W. Buchanan  
Jay W. Buchanan

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, }  
County of Klamath } ss.  
April 11, 1979

Personally appeared the above named  
Jay W. Buchanan

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Dolores Down  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 4-25-82

STATE OF OREGON, County of ) ss.  
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Personally appeared 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

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: (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hall Co  
13280 N. R. St  
KFO

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instru-  
ment was received for record on the  
day of 19

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.

By

Recording Officer  
Deputy

10456A

Continuation of property description:

S71°24'26"W, 75.38 feet; N79°48'23"W, 387.39 feet; N64°42'39"W, 375.09 feet to the POINT OF BEGINNING for this description: thence N12°19'57"W, 598.13 feet; thence N03°36'12"W, 374.59 feet to the intersection of said roadway centerline with the centerline of the private roadway easement described in Deed Volume M73 at page 16734, Klamath County Deed Records.

Also together with:

The private roadway easement described in Deed Volume M73 at page 16734 Klamath County Deed Records

Subject to: A roadway easement for ingress and egress across the above described property 60.00 feet in width lying 30.00 feet on either side of the following described centerline:

Commencing at the northeast corner of the above described property; thence N88°07'44"W along the north line of said above described property 954.58 feet to the intersection of said northerly property line with the centerline of Simpson County Road and the POINT OF BEGINNING for this description: thence S68°28'33"E, 174.37 feet; thence S64°42'39"E, 375.09 feet; thence S79°48'23"E, 387.39 feet; thence N71°24'26"E, 75.38 feet to the intersection of said Simpson Canyon Road centerline with the easterly line of the above described property.

Also subject to:

Any easements, rights of way of record or those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Hal Coe, Attorney

this 3th day of May A. D. 1979 at 1:05 o'clock P. M., on

only recorded in Vol. M79, of Deeds on Page 10450

Wm D. MILNE, County Clk

By Bernetha H. Hirsch

Fee \$6.00