

1-1-74

73626

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Harvey S. Glade, as Trustee

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Loyal Rookhuyzen and Nancy R. Rookhuyzen, as tenants by the entirety 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 Exhibit "A" attached hereto.

(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 \$ None

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 16th day of August, 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.

(If executed by a corporation, affix corporate seal) UTAH

STATE OF OREGON,

County of Salt Lake

ss.

STATE OF OREGON, County of Salt Lake ss.

Personally appeared

and

Personally appeared the above named Harvey S. Glade

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

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

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: (OFFICIAL SEAL)

Notary Public for Oregon My commission expires 25 May 1980

Before me: Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Harvey S. Glade, as Trustee
P.O. Box 11558
Salt Lake City, Utah 84147
GRANTOR'S NAME AND ADDRESS
Loyal Rookhuyzen & Nancy R. Rookhuyzen
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to: HARVEY S. GLADE

P. O. BOX 11558
SALT LAKE CITY, UTAH 84147
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1979

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

1977

The following described real property in Klamath County, Oregon:

Government Lot 3 of Section 8 and Government Lot 10 of Section 17, All in Township 40 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM the following described property:

A strip of land 150 feet wide in Government Lot 3 of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, being all that portion of the said lot (exclusive of right of way previously granted for irrigation canal) which lies between lines drawn parallel to and distant 75 feet on each side of the hereinafter described center line of the railway of the Great Northern Railway Company as now located, staked out and established on the ground. ALSO, a strip of land 100 feet wide in Government Lot 10 of Section 17 in said Township and Range, being all that portion of said Lot (exclusive of right of way previously granted for irrigation canal) which lies between lines drawn parallel to and distant 50 feet on each side of the center line of the railway of the Great Northern Railway Company as now located, staked out and established on the ground, said center line being more particularly described as follows, to-wit:

Beginning at a point in the Northerly boundary of said Section 8 a distance of 712.2 feet Easterly from the Northwest corner thereof; thence Southeasterly along a straight line making a Southeasterly included angle of $65^{\circ} 42\frac{1}{2}'$ with said Northerly boundary 3923.3 feet; thence Southeasterly along the arc of $1^{\circ} 00'$ curve to the right 948.3 feet; thence Southeasterly on tangent 824.3 feet, more or less to an intersection with the Southerly boundary of said Section 8 at a point distant 2480.1 feet Westerly from the Southeast corner thereof; thence continuing Southeasterly along said tangent 2027.7 feet; thence Southeasterly along the arc of a $1^{\circ} 00'$ curve to the left 2909.2 feet; thence Southeasterly on tangent 820.2 feet more or less to an intersection with the Easterly boundary of said Section 17 at a point distant 271.0 feet Northerly from the Southeast corner thereof.

ALSO, EXCEPTING THEREFROM a parcel of land in the Southwest quarter of the Southeast quarter of Section 8, and a small portion in the Northeast corner of the Southeast quarter of the Southwest quarter of Section 8, also a portion of Government Lot 3, of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a $\frac{5}{8}$ " iron pin which is the Northeast corner of the Southeast quarter of the Southeast quarter of Section 8, also on the East line of Section 8; thence South $89^{\circ} 59' 30''$ West (Record Survey #1580) 2325.7 feet (U.S.B.R. Record Survey North $89^{\circ} 38'$ West) to a $\frac{1}{4}$ " iron pin which also intersects the Westerly right of way of the G Canal, the true point of beginning; thence South $89^{\circ} 59' 30''$ West 439.6 feet to a $\frac{1}{4}$ " iron pin which intersects the Easterly right of way of the Great Northern Railroad; thence South $16^{\circ} 45'$ East 408.36 feet (being the long cord of a 1° curve right) along said right of way; thence South $14^{\circ} 42' 29''$ East 717.81 feet along said Easterly right of way of railroad to a $\frac{1}{4}$ " iron pin which is also the intersection of the Westerly right of way of G Canal (K.I.D.); thence along the Westerly right of way of said G Canal to the point of beginning.

ALSO EXCEPTING THEREFROM a 50' right of way across the North boundary of Lot 3 commencing at the county road; thence West to the K.I.D. Canal.

ALSO EXCEPTING THEREFROM a parcel of land described as follows:

Beginning at the North East corner of lot 10 of Section 17, all in township 40 South Range 10 East of the Willamette Meridian, thence West 200 feet, thence South 600 feet, thence East 200 feet to Hill road, thence North along Hill road and along the East line of lot 10, 600 feet more or less to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of August A.D., 19 79 at 3:37 o'clock P.M., and duly recorded in Vol. 179 of Deeds on Page 19774.

FEE \$7.00

WM. D. MILNE, County Clerk

By Donna H. H. H. Deputy