

82263

-BARGAIN AND SALE DEED-

JAMES R. HOWLAND, Grantor, conveys to SHELTON O. HOWLAND, Grantee, the following described real property situate in Klamath County, Oregon, to-wit:

A tract of land situated in the NW $\frac{1}{4}$  of Section 18, T39S, Range 10EWM, Klamath County, Oregon, being a portion of Deed Volume M79-1216, as recorded in the office of the Klamath County Clerk, more particularly described as follows: Beginning at the Northwest corner of said Section 18; thence S00°01'10" W, along the West line of said Section 18, 2192.47 feet; thence S89°51'42"E 2573.41 feet to the Northeast corner of said deed volume; thence S00°00'23" W 155.00 feet to the true point of beginning of this description; thence continuing S00°00'23"W 155.00 feet; thence N89°51'42"W 281.00 feet; thence N00°02'03"W 155.00 feet; thence S89°51'42" E 281.10 feet to the true point of beginning, containing 1.00 acres, more or less, with bearings based on recorded survey No. 2026, as recorded in the Klamath County Surveyor's office. TOGETHER WITH easements for delivery of irrigation water from the Enterprise Irrigation District canal. ALSO TOGETHER WITH the right of ingress and egress over the following described roads:

60 foot strips of land situated in the N $\frac{1}{2}$  of Section 18, T39S, R10EWM, Klamath County, Oregon being 30 feet on either side of, measured at right angles, from the following described center lines: Beginning at a point on the Easterly right of way line of State Highway 39, said point being S00°01'10" W 2162.47 feet and S89°51'42"E 25.31 feet from the Northwest corner of said Section 18; thence S89°51'42"E 2548.10 feet to a point N89°51'42"W 30.00 feet from the East line of the NW $\frac{1}{4}$  of said Section 18. ALSO beginning at the center 1/4 corner of said Section 18; thence N00°00'23" E 1334.32 feet to the C-N 1/16 corner of said Section 18. ALSO, beginning at a point S00°01'10"W 2192.47 feet and S89°51'42"E 1323.84 feet from the Northwest corner of said Section 18; thence S00°02'03"E 465.00 feet to the South line of the NW $\frac{1}{4}$  of said Section 18. ALSO beginning at a point S00°01'10"W 2132.47 feet and S89°51'42"E 599.83 feet from the Northwest corner of said Section 18; thence N00°02'42"W 409.32 feet; thence S89°59'04"E 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47°03'50") 205.35 feet; thence S42°55'14"E 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71°03'30") 217.11 feet; thence N66°01'16"E 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle - 69°18'42") 447.60 feet; thence N03°17'26"W 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 18.

The true and actual consideration for this transfer is Three Thousand Two Hundred and No/100ths (\$3,200.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

DATED this 24<sup>th</sup> day of March, 1980.

*James R. Howland*

**WILLIAM P. BRANDSNESS**  
A PROFESSIONAL CORPORATION  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

1. BARGAIN AND SALE DEED

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STATE OF OREGON     )  
                           )  
 County of Klamath    ) ss. March 24, 1980.

Personally appeared the above-named JAMES R. HOWLAND and  
 acknowledged the foregoing instrument to be his voluntary act.  
 Before me:



William K. Swamy  
 Notary Public for Oregon  
 My Commission expires: 9-16-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 Filed for record at request of James R. Howland  
 his 24th day of March A. D. 1980 at 1:24 o'clock P. M., and  
 duly recorded in Vol. 1130, of Deeds on Page 5473

Wm D. MILNE, County Clerk

By Bernetha Shetch

Fee \$7.00

Return To:  
 James R. Howland  
 Rt. 1 Box 627  
 Klamath Falls, Or. 97601

**WILLIAM P. BRANDSNESS**  
 A PROFESSIONAL CORPORATION  
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2. BARGAIN AND SALE DEED