

82264

-BARGAIN AND SALE DEED-

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JAMES R. HOWLAND, Grantor, conveys to SHELTON O. HOWLAND, his wife, Grantee, an undivided one-half interest in the following described real property, it being the Grantor's intention to create hereby an estate in entirety, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ of Section 18, T39S, R10EWM, 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 $^{\circ}$ 01'10" W, along the West line of said Section 18, 2192.47 feet; thence S89 $^{\circ}$ 51'42" E 2292.20 feet to a point on the North line of said deed volume and being the true point of beginning of this description; thence S00 $^{\circ}$ 02'03" E 310.00 feet; thence S89 $^{\circ}$ 51'42" E 281.00 feet to the East line of said deed volume; thence S00 $^{\circ}$ 00'23"W 155.00 feet; thence N89 $^{\circ}$ 51'42" W, along the South line of the NW $\frac{1}{4}$ of said Section 18, 610.24 feet to the Southwest corner of said deed volume; thence leaving said line N00 $^{\circ}$ 02'03" W 465.00 feet to the Northwest corner of said deed volume; thence S89 $^{\circ}$ 51'42" E 329.36 feet to the True Point of Beginning, containing 3.52 acres, more or less, and with bearings based on recorded survey No. 2026, as recorded in the Klamath County Surveyor's office. TOGETHER WITH easement for deliver 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 the State Highway 39, said point being S00 $^{\circ}$ 01'10"W 2162.47 feet and S89 $^{\circ}$ 51'42" E 25.31 feet from the Northwest corner of said Section 18; thence S89 $^{\circ}$ 51'42" E 2548.10 feet to a point, N89 $^{\circ}$ 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 $^{\circ}$ 00'23"E 1334.32 feet to the C-N 1/16 corner of said section 18. ALSO beginning at a point S00 $^{\circ}$ 01'10" W 2192.47 feet and S89 $^{\circ}$ 51'42" E 1323.84 feet from the Northwest corner of said Section 18; thence S00 $^{\circ}$ 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 $^{\circ}$ 01'10" W 2132.47 feet and S89 $^{\circ}$ 51'42"E 599.83 feet from the Northwest corner of said Section 18; thence N00 $^{\circ}$ 02'42" W 409.32 feet; thence S89 $^{\circ}$ 59'04" E 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47 $^{\circ}$ 03'50") 205.35 feet; thence S42 $^{\circ}$ 55'14"E 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71 $^{\circ}$ 03'30") 217.11 feet; thence N66 $^{\circ}$ 01'16"E 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69 $^{\circ}$ 18'42") 447.60 feet; thence N03 $^{\circ}$ 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 Eleven Thousand Five Hundred and No/100ths (\$11,500.00) DOLLARS.

Until a change is requested all tax statements shall be mailed to; James R. Howland and Shelton O. Howland, Rt. 1 Box 627, Klamath Falls, Oregon 97601.

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. BARGAIN AND SALE DEED

*80 MAR 24 PM 1 24

DATED this 24th day of March, 1980.

James R. Howland

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

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

Michael K. Swanson
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
this 24th day of March A. D. 1980 at 1:24 o'clock P M., and
fully recorded in Vol. 180, of Deeds on Page 5475

Wm D. MILNE, County Clerk

Fee \$7.00

By *Bernetha Heltsch*

RET. TO:
James R. Howland
Rt. 1 Box 627
Klamath Falls, Oregon 97601

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