

84965

WHEN RECORDED MAIL TO:

GIACOMINI, JONES & ASSOCIATES  
ATTORNEYS AT LAW  
635 MAIN STREET  
KLAMATH FALLS, OREGON 97601

MAIL TAX STATEMENTS TO:

SHIRLEY A. MICKA and ROBERT G. MICKA  
STAR ROUTE, BOX 39  
MERRILL, OREGON 97633

(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

Vol 1780 Page 9877

STATE OF OREGON ss.  
County of \_\_\_\_\_  
I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.

Witness my hand and seal of County  
affixed.

\_\_\_\_\_  
Title  
By \_\_\_\_\_ Deputy

## BARGAIN AND SALE DEED

JAMES A. BUNNELL and HELEN MARIE BUNNELL, husband and wife,

GRANTOR, conveys to

SHIRLEY A. MICKA and ROBERT G. MICKA, wife and husband,

GRANTEE, the following described real property situate in Klamath County, Oregon:

**PARCEL ONE:** Beginning at a point on the easterly right-of-way boundary of the Adams Point County Road from which the Southwest corner of Section 11, T. 41 S., R. 11 E., W.M. bears N. 89°57'10" W. 30.0 feet and S. 0°02'50" W. 505.95 feet distant; thence N. 89°41' E. along the northerly boundary of Tax Lot 87-2 405.0 feet to a point on the southerly right-of-way boundary of the Burlington-Northern Railroad as the same is presently located and constructed; thence along a circular curve to the left which has a deflection angle of 1°11'50", a radius of 5929.65 feet, a long chord which bears S. 62°51' E. 123.90 feet, a distance of 123.96 feet to an iron pin set during county Survey No. 3087; thence S. 0°54'15" W. 33.45 feet to a point, thence around a circular curve to the right which has a deflection angle of 1°11'50", a radius of 5959.65 feet, and a long chord which bears N. 62°51' W. 131.36 feet, a distance of 131.42 feet; thence S. 89°41' W. parallel to, and 30.0 feet distant from, the northerly line of said Tax Lot 87-2 397.67 feet, more or less, to the easterly right-of-way boundary of the Adams Point County Road; thence N. 0°02'50" E. 30.0 feet to the point of beginning, containing 0.36 Acres, more or less.

**PARCEL TWO:** A piece or parcel of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 11, T. 41 S., R. 11 E., W.M., Klamath County, Oregon, being more particularly described as follows: (Con't. on Reverse Side)  
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration. Love and Affection.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 10th day of April, 1980.

James A. Bunnell  
JAMES A. BUNNELL

Helen Marie Bunnell  
HELEN MARIE BUNNELL

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named

JAMES A. BUNNELL and HELEN MARIE BUNNELL, husband and wife,

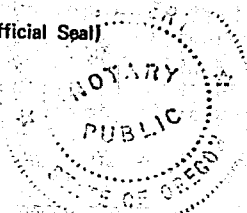
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Ela Gilbert

Notary Public for Oregon

My commission expires 6/1/81

(Official Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES  
ATTORNEYS AT LAW  
A PROFESSIONAL CORPORATION  
635 MAIN STREET  
KLAMATH FALLS, OREGON 97601

**DESCRIPTION CON'T.:**

9878

Beginning at a 5/8-inch iron pin from which the southwest corner of Section 11, T. 41 S., R. 11 E., W.M. bears N. 89°57'10" W. 542.50 feet and S. 0°02'50" W. 251.75 feet distant; thence N. 0°54'15" E. 200.28 feet to a 5/8-inch iron pin on the southwesterly right-of-way line of the Burlington-Northern Railroad, as the same is presently located and constructed; thence following said southwesterly right-of-way line along a circular curve to the left (having a central angle of 4°44'00", a radius of 5929.65 feet, and a long chord which bears S. 65°48'55" E. 489.72 feet) a distance of 489.84 feet to a 5/8-inch iron pin; thence, leaving said Railroad right-of-way, N. 89°57'10" W. 449.90 feet to the point of beginning; containing 1.00 acres, more or less, and being subject to all rights-of-way and/or easements of record or apparent on the premises;

AND BEING FURTHER SUBJECT TO an easement 20.00 feet in width, the northeasterly boundary of which is coincident with the southwesterly right-of-way line of the Burlington-Northern Railroad from the most northwesterly corner to the most southeasterly corner of the above described parcel; for the purpose of construction, reconstruction, operation, and maintenance of an irrigation canal.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on September 11, 1980

this 30th day of May A. D. 1980 at 4:28 clock P. M., and duly recorded in Vol. M80 of Deeds on Page 9877

Wm D. MILNE, County Clerk

By Bernetha J. Hetch Fee \$7.00

RECORDED AND INDEXED

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MAY 30 1980  
CLERK OF COUNTY  
CLERK OF COUNTY  
CLERK OF COUNTY

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WHEN RECORDED IN 1980

1980

CIVIL OF OREGON