

1-1-74

88853

BARGAIN AND SALE DEED

Vol. 1780 Page 16168

KNOW ALL MEN BY THESE PRESENTS, That Michael Barnes Wray, Nancy Lee Dey and Mark Forbes Wray, Trustees of Wray Family Trust dated April 30, 1980, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WC Ranch, Inc., an Oregon corporation, 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 18 percent interest in the real property described in the attached Exhibit "A".

(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 \$0.00 pursuant to stock issuance.

~~However, the actual consideration consists of the property given in exchange for the consideration indicated hereby.~~ (The sentence between the symbols ①, 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 30th day of June, 1980; 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.

Nancy Lee Dey  
Nancy Lee Dey, Trustee

Michael Barnes Wray  
Michael Barnes Wray, Trustee  
Mark Forbes Wray  
Mark Forbes Wray, Trustee

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

} ss.

June 30

, 1980

Personally appeared the above named Michael Barnes Wray, Nancy Lee Dey and Mark Forbes Wray, Trustees of Wray Family Trust

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

Before me:

(OFFICIAL SEAL)

Marlene A. Noble

(Notary Public for Oregon)

My commission expires 12/16/83

STATE OF OREGON, County of \_\_\_\_\_) ss.

\_\_\_\_\_, 19\_\_\_\_

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 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:

Michael Barnes Wray, Nancy Lee Dey and Mark Forbes Wray, Rt. 1, Box 660-F Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

WC Ranch, Inc.  
Hill Road  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven A. Zamsky, P.C.  
110 North 6th, Suite 207  
Klamath Falls, OR 97601

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 \_\_\_\_\_) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

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

SPACE RESERVED  
FOR  
RECORDER'S USE

80 AUG 26 PM 1 53

## TOWNSHIP 40-S-R-10-E-W.M.

Sec. 10: E1/2 SW1/4

Sec. 16: NW1/4 NW1/4; S1/2 N1/2; N1/2 S1/2; N1/2 SE1/4 SE1/4; SW1/4 SE1/4; SW1/4 SW1/4

Sec. 20: Lot 4; the NW1/4 of the NE1/4, the SW1/4 of the NE1/4, and all that portion of the NW1/4, the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 lying Northeasterly of the Northeasterly right-of-way line of Highway 39.

SAVING AND EXCEPTING THEREFROM the following described real property:

A parcel of land situated in the Northwest one-quarter of Section 20, T40S R10E W.M. more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said Section 20, thence N89 deg. 45'24"E, along the North line of said Section 20, 2180.17 feet, thence S00 deg.14'36"E, 500.00 feet, thence S89 deg. 45'24"W parallel to the North line of said section 20, 1930.22 feet to a point on the Northeasterly right of way of Oregon State Highway 39, thence N33 deg.46'40"W, along the Northeasterly right of way line of said Oregon State Highway 39, 452.68 feet to a point on the West line of said Section 20, thence N00 deg. 10'54"W along the West line of said Section 20, 122.67 feet to the point of beginning, containing 23.94 acres including road right of way and C-9 lateral right of way.

Subject to right of ways and easements of record and those apparent upon the land.

Sec. 21: Lots 4, 9, 10 and 11, EXCEPTING that portion of Lot 9, lying South of Lost River. ALSO EXCEPTING that portion of Lot 11 lying within the following description: Beginning at a 5/8 inch iron pin on the Southwesterly right of way line of the Great Northern Railroad right of way from which the section corner common to Sections 16, 17, 20 and 21, Township 40 South, Range 10 East of the Willamette Meridian bears North 53 deg. 48' 36" West a distance of 667.31 feet; thence North 44 deg. 00' 00" West along said right of way 1076.20 feet to a point on the Northerly line of a tract of land described in Volume 360, page 132, Deed Records of Klamath County, Oregon; thence North 73 deg. 00' 00" West along said Northerly line 276.12 feet to a point on the Southeasterly right of way line of Zukerman Road; thence South 33 deg. 09' 20" West along said Southeasterly right of way line 331.87 feet; thence South 50 deg. 47' 36" East 292.42 feet to a point on the South line of Section 17, Township 40 South, Range 10 East, Willamette Meridian; thence Southerly along the high water line of Lost River the meander line of which is as follows: South 48 deg. 52' 32" East 232.66 feet; thence South 52 deg 04' 05" East 237.81 feet; thence leaving said high water line North 63 deg. 04' 05" East 108.12 feet; thence South 26 deg. 20' 35" East 105.18 feet; thence South 44 deg. 00' 00" East 162.43 feet; thence North 78 deg. 45' 30" East 354.64 feet to the point of beginning.

TOGETHER with an easement 20 feet in width for the purpose of egress and ingress, the centerline of which is more particularly described as follows: Commencing at the most Southeasterly corner of the above described parcel; thence North 44 deg. 00' 00" West 392.41 feet to the point of beginning for this easement; thence South 48 deg. 51' 55" West 168.04 feet; thence South 70 deg. 36' 00" West 110 feet.

Exhibit "A" to Deed  
Page -1-

- 1 Sec. 22: NW1/4 NW1/4; S1/2 NW1/4; NW1/4 SW1/4 EXCEPT portion lying  
 2 Southerly of Hill Road; E1/2 SW1/4; W1/2 SE1/4; SW1/4 SW1/4  
 3 Sec. 23: E1/2 W1/2; W1/2 NE1/4; NW1/4 SE1/4  
 4 Sec. 26: NE1/4 NW1/4  
 5 Sec. 27: Lots 5, 6, 7, 8 and 9; SE1/4 SE1/4; N1/2 NW1/4; SE1/4 NW1/4;  
 6 W1/2 NE1/4

7 LESS the following: Beginning at a 5/8 inch iron pin  
 8 marking the northeast corner of the NW1/4 NE1/4 of said Section 27;  
 9 thence S 00 deg. 33' 36" W, along the East line of said NW1/4 NE1/4 of  
 10 said Section 27, 1382.64 feet, more or less, to the northerly right of  
 11 way line of Hill Road, a county road; thence northwesterly along the  
 12 northerly right of way line of said Hill Road 1300 feet, more or less,  
 13 to a one-inch iron pin at the intersection of said right of way line  
 14 with a fence running northeast; thence along said fence and the  
 15 northeasterly projection thereof N 42 deg. 12' 33" E 542.46 feet to a  
 16 one-inch iron pin set in the center of a dirt road; thence leaving said  
 17 fence line N 35 deg. 05' 31" E 392.34 feet to a point on the north line  
 18 of said Section 27, said point being marked by a one-inch iron pin;  
 19 thence N 89 deg. 58' 17" E along the said north line of said Section  
 20 27, 420.67 feet to the point of beginning,, containing 20.1 acres, more  
 21 or less.

22 AND ALSO SAVING AND EXCEPTING THEREFROM a parcel of land situated in the  
 23 SE1/4 SE1/4, in Lot 5, and in lot 6 all being in Section 27, Township  
 24 40 South, Range 10 East of the Willamette Meridian, and being more  
 25 particularly described as follows:

26 Beginning at a point where the South line of said Section 27 intersects  
 27 the Westerly right of way line of the Burlington Northern Railroad, from  
 28 which the southeast corner of said Section 27 bears S 89 deg. 38'24" E,  
 29 1097.43 feet; thence N. 28 deg. 45'24" W, along said right of way line,  
 30 1029.75 feet; thence S.61 deg. 14'36" W, 50.00 feet; thence N 28 deg.  
 31 45'24" W, 655.60 feet; thence along the arc of a 5629.65 foot radius  
 32 curve to the left (delta equals 01 deg.10'05"), 114.77 feet to the South  
 line of a drainage easement; thence S. 57 deg. 42'W along the South line  
 of said drainage easement, 275.64 feet more or less to a point on the  
 mean high water line of the left bank of Lost River; thence Southeast  
 along said mean high water line to a point on the South line of said  
 Section 27; thence S. 89 deg. 38'24" E, along said South line 751.73  
 feet, more or less, to the point of beginning, containing 17.03 acres  
 more or less.

21 Sec. 28: Lot 4

22 EXCEPTING from the above described lands, right of way for Great  
 23 Northern Railroad as set out in transcript of Decree dated June 6,  
 24 1931, recorded November 2, 1931 in Vol. 96, page 246, Deed records of  
 Klamath County, Oregon.

25 SUBJECT TO: Mortgages in favor of Travelers Insurance Company, State  
 26 of Oregon Department of Veteran's Affairs, James R. Howland and Shelton  
 27 O. Howland, husband and wife, and Nancy Barnes Coffin, Trustee of Trust  
 28 Agreement dated June 2, 1976, none of which Grantee assumes and each of  
 29 which Grantor agrees to pay and perform according to the terms and  
 30 provisions thereof, and Grantor further agrees to hold Grantee harmless  
 31 from and indemnify Grantee against any cost, expense or damage incurred  
 32 by Grantee by reason of said mortgages, including attorney fees, either  
 adjudged against Grantee or which Grantee may incur by reason of the  
 foregoing mortgages. The foregoing shall not affect the assumption by  
 Grantee as more particularly set forth in contemporaneous deed to  
 Grantee by Nancy Barnes Coffin, Trustee, which assumption is between  
 Grantee and Nancy Barnes Coffin, Trustee, and not Grantor.

Exhibit "A" to Deed  
 Page -2-

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of  
August A.D., 19 80 at 1:53 o'clock P M., and duly recorded in Vol. M80,  
 of Deeds on Page 16168.

FEE \$10.50

WM. D. MILNE, County Clerk

By Bernetha Hutsch Deputy