

91107

STATUTORY BARGAIN AND SALE DEED

Vol. M80 Page 19749

HAROLD O. RAU and RUTH I. RAU, Grantors, convey to MARTIN E. RUDDOCK and IRENE E. RUDDOCK, Grantees, the following described real property:

See Exhibit "A" attached hereto and made a part hereof.

The true and actual consideration for this conveyance is \$60,000.

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

Martin E. Ruddock and  
Irene E. Ruddock  
2250 Pine Grove Road  
Klamath Falls, Oregon 97601

Dated this 9<sup>th</sup> day of October, 1980.

Harold O. Rau  
Harold O. Rau

Ruth I. Rau  
Ruth I. Rau

STATE OF OREGON       )  
                              ) ss.  
County of Klamath    )

On this 9<sup>th</sup> day of October, 1980, before me appeared the within named HAROLD O. RAU and RUTH I. RAU, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

James L. Fernandez  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10/1/83

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Re-recorded for the purpose of correcting description on deed recorded in Vol. M80 page 5023 and 5024, March 17, 1980.

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Martin Ruddock  
2250 Pine Grove Rd  
Klamath Falls

ck

SWAIN SURVEYING, INC.  
27½ North Main Street, Suite 9  
ASHLAND, OREGON 97520

19750

LAND DESCRIPTION

Tract 1: A portion of the NE 1/4 of NW 1/4 of Sec. 9, Twp. 39S., R. 10 E.W.M., lying North of the County Road (Pine Grove Road) and being more particularly described as follows: Beginning at a point on the section line from which the quarter section corner common to Secs. 4 and 9, Twp. 39S., R. 10 E.W.M. bears North 89°55' E. a distance of 655.1 feet; thence following along said section line South 89°55' West a distance of 327.55 feet; thence South 0°06' West 519.5 feet to the northerly right of way boundary of the County Road (Pine Grove Road); thence Northeasterly following said right of way boundary along the arc of a 984.93 foot radius highway curve to the right a distance of 73.63 feet (Long chord bears North 73°56' East 73.60 feet); thence North 76°35' East along same right of way boundary a distance of 264.17 feet; thence North 0°06' East 438.3 feet to the point of beginning.

Tract 2: A portion of the NE 1/4 of NW 1/4 of Sec. 9, Twp. 39S., R. 10 E.W.M. lying north of the County Road (Pine Grove Road) and being more particularly described as follows: Beginning at a point on the section line from which the quarter section corner common to Secs. 4 and 9, Twp. 39S., R. 10 E.W.M. bears North 89°55' E. a distance of 982.65 feet; thence following along said section line South 89°55' W. 327.55 feet to the northwest corner of NE 1/4 of NW 1/4 of said Sec. 9, said corner also being a 1/16 corner; thence South 0°06' W. 730.47 feet along the west boundary of said NE 1/4 of NW 1/4 of Sec. 9, to the northerly right of way boundary of the County Road (Pine Grove Road); thence northeasterly following said right of way boundary along the arc of a 268.73 foot radius highway curve to the right, a distance of 161.97 feet (Long chord bears North 44°42' E. 159.53 feet); thence continuing along said right of way boundary North 61°58' E. 58.89 feet; thence 178.24 feet along the arc of a 984.93 foot radius highway curve to the right, the long chord of which bears North 66°45' E. a distance of 178.21 feet; thence North 0°06' E. 519.5 feet to the point of beginning.

EXCEPTING THEREFROM: A tract or parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Base and Meridian, Klamath County, Oregon and being more fully described as follows:

Commencing at a found 3/4 inch iron pipe monumenting the quarter corner common to Sections 4 and 9, said Township and Range; thence South 89°55' West along the section line common to said sections, 655.10 feet to the True Point of Beginning; thence leaving said section line, South 00°06' West, along the westerly boundary line of that tract of land deeded by Walter E. Mathews, et ux to Winford G. Mauer, et ux, on the 16th day of April 1963, 438.67 feet (Deed Record 438.3 feet) to a point on the Northwesterly right of way of Pine Grove Road (county road); thence South 76°37'10" West (Deed Record South 76°35' West) along said right of way, 30.39 feet to a 1/2 inch iron pin; thence leaving said right of way, North 00°06' East, 445.66 feet to a 1/2 inch iron pin situated on the section line common to Sections 4 and 9, said Township and Range; thence North 89°55' East, 29.56 feet to the point of beginning. Containing 0.30 Acre, more or less.

FURTHER EXCEPTING THEREFROM: A tract or parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Base and Meridian, Klamath County, Oregon and being more fully described as follows:

Commencing at a found 3/4 inch iron pipe monumenting the quarter corner common to Sections 4 and 9, said Township and Range; thence South 89°55' West along the section line common to said sections, 684.66 feet to a 1/2 inch iron pin for the True Point of Beginning; thence continuing along said section line, South 89°55' West, 297.99 feet to a 1/2 inch iron pin; thence leaving said section line, South 00°06' West, 518.96 feet (Deed Record 519.5 feet) to a 5/8 inch iron pin situated on the Northwesterly right of way of Pine Grove Road (county road); thence along said right of way, along the arc of a 984.93 foot radius curve to the right (C D°=6°00') (the chord bears North 74°28'58" East, 73.45 feet) 73.465 feet to the end of said curve; thence continuing along said right of way, North 76°37'10" East (Deed Record North 76°35' East) 233.69 feet to a 1/2 inch iron pin; thence leaving said right of way, North 00°06' East, 445.66 feet to the point of beginning. Containing 3.29 Acres, more or less.

Subject to any easements and/or rights of way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 10th day of October A.D., 19 80 at 9:58 o'clock A M., and duly recorded in Vol 180 of Deeds on Page 19749.

FEE \$7.00

WM. D. MILNE, County Clerk  
By Bernetha Helseth Deputy