

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That C. P. PEYTON and DORIS A. PEYTON, husband and wife, hereinafter called "grantors", for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto C. P. PEYTON and DORIS A. PEYTON, as tenants in common as to an undivided one-half interest each in and to the following-described real properties with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in Klamath County, State of Oregon, to-wit:

PARCEL 1: All that portion of the following-described property lying Northwest of a line running Northeasterly between the following two points A & B: Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 S., R. 9 E.W.M., a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30, above-mentioned Township and Range; thence Northerly and parallel to the section line between Sections 19 and 20 a distance of 580 feet to the initial point of this description; thence Northerly along the last-mentioned course a distance of 15 feet; thence North 78° E. 62 feet, more or less, to the West right of way line of Lakeport Boulevard; thence Northwesterly along said right of way line 40 feet; thence S. 78° W. 72 feet, more or less, to the intersection of a line 40 feet West of the point of beginning, if said line were extended Northerly; thence S. 47 feet, more or less, to the South line of the property herein being conveyed; thence East 40 feet to the point of beginning.

Point A: Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 S., R. 9 E.W.M., a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30, above-mentioned Township and Range; thence Northerly and parallel to the section line between Sections 19 and 20 a distance of 580 feet to a point; thence West 40 feet to a point to be known as Point A.

Point B: A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 20, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 S., R. 9 E.W.M., a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30; thence Northerly and parallel to the section line between Sections 19 and 20 a distance of 495 feet to a point; thence Northerly along the same line and course last mentioned and parallel to the section line between Sections 19 and 20 a distance of 100 feet; thence N. 78° E. 75 feet, more or less, to the Westerly right of way line of the State Highway; thence Northwesterly along the Westerly right of way line of Lakeport Boulevard 27 feet to a point to be known as Point B.

PARCEL 2: A parcel of land lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 20, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 276, Page 65, Klamath County Deed Records; said parcel being that portion of said property lying Easterly of a line parallel with and 110 feet Easterly of the center line of The

Dalles-California Highway, which center line is described in said State of Oregon deed.

PARCEL 3: The North 260 feet as measured at right angles to the North line of the following parcel, said "following parcel" being the total property described below after combining all the following parcels:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 S., R. 9 E.W.M., a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30, above-mentioned Township and Range; thence Northerly and parallel to the section line between Sections 19 and 20 a distance of 595 feet to the initial point of this description; thence Northerly along the last-mentioned course a distance of 95 feet, more or less, to the center line of State Highway; thence Southeasterly along the center line of said State Highway to a point a distance of 127 feet, more or less, to a point which is N. 78° 0' E. of the initial point, and being 105 feet East, more or less, from said initial point; thence S. 78° 0' W. 105 feet, more or less, to the initial point being in Section 20, Township 38 S., R. 9 E.W.M.

ALSO beginning at a point which is North 690 feet and East 493 feet from the corner common to Sections 19, 20, 29 and 30, Township 38 S., R. 9 E.W.M.; thence North and parallel to the section line between Sections 19 and 20 a distance of 140 feet to a point; thence East and parallel to the section line between Sections 20 and 29 a distance of 492 feet to a point; thence South and parallel to the section line between Sections 19 and 20 a distance of 140 feet to a point; thence West and parallel to the section line between Sections 20 and 29 a distance of 492 feet to the point of beginning, all in Section 20, Township 38 S., R. 9 E.W.M.

ALSO beginning at a point 376 feet West of the Southwest corner of Block 44, LAKEVIEW ADDITION to the City of Klamath Falls, Oregon, on the North line of Sacramento Street extended; thence West 726 feet on the North line of Sacramento Street extended; thence South parallel with First Street in said Lakeview Addition 360 feet; thence East parallel with Sacramento Street extended 726 feet; thence North parallel with First Street 360 feet to the place of beginning; all situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 20, Township 38 S., R. 9 E.W.M.

ALSO beginning at a point 376 feet West of the Northwest corner of Block 44, LAKEVIEW ADDITION to the City of Klamath Falls, Oregon, on the South line of Medford Street extended; thence West 726 feet on said South line of Medford Street extended; thence South parallel with First Street in said Lakeview Addition 300 feet; thence East parallel with Medford Street 726 feet; thence North parallel with First Street 300 feet to the place of beginning, all situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 20, Township 38 S., R. 9 E.W.M.

EXCEPTING from the above-described Parcel 3 any portion lying within State Highway, County or City Roads including those portions conveyed to the State of Oregon by deeds recorded in Book 278, Page 363, Book 279, Page 23, Book 307, Page 9, as corrected by Book 310, Page 135, Deed Records of Klamath County, Oregon.

EXCEPT the following-described property: Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 S., R. 9 E.W.M., a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30, above-mentioned Township and Range; thence Northerly and parallel to the section line between Sections 19 and 20 a distance of 580 feet to the initial point of this description; thence Northerly

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along the last-mentioned course a distance of 15 feet; thence North 78° E. 62 feet, more or less, to the West right of way line of Lakeport Boulevard; thence North-westerly along said right of way line 40 feet; thence S. 78° W. 72 feet, more or less, to the intersection of a line 40 feet West of the point of beginning, if said line were extended Northerly; thence South 47 feet, more or less, to the South line of the property herein conveyed; thence East 40 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto said grantees, their heirs and assigns forever.

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 the whole consideration.

IN WITNESS WHEREOF, grantors have executed this instrument this 22nd day of September, 1980.

C. P. Peyton  
Doris A. Peyton

STATE OF OREGON }  
County of KLAMATH } ss. September 22, 1980

Personally appeared the above-named C. P. PEYTON and DORIS A. PEYTON, husband and wife, and acknowledged the foregoing Deed to be their voluntary act and deed.

Before me:

Herman F. Smith  
NOTARY PUBLIC FOR OREGON  
My commission expires 12/13/82

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 17th day of December, D. 19 80  
at 4:21 o'clock P M, and duly  
recorded in Vol. M80 of Deeds  
Page 24408

Wm D. Milne, County Clerk  
By Bernetha Heltsch Deputy

Fee \$10.50

SEND TAX STATEMENTS TO:  
C. P. and DORIS A. PEYTON  
1968 Earle  
Klamath Falls, Oregon 97601

Return to:

H.F. SMITH  
Attorney at Law  
540 Main Street  
Klamath Falls, OR 97601

(Bargain and Sale Deed - 3)