

WHEN RECORDED MAIL TO:

5458

Grantee
P.O. Box 2508
Bakersfield, CA 93303

MAIL TAX STATEMENTS TO:

Same as above

K. 34915

STATE OF OREGON Vol. 81 Page 18130

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

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

BARGAIN AND SALE DEED

JOHN P. d'ARTENAY and VIRGINIA F. d'ARTENAY, his wife and FRANCIS A. d'ARTENAY, individually and doing business as d'ARTENAY BROS., a partnership, GRANTOR, conveys to R. B. MONTGOMERY DRILLING, INC., a California Corporation, GRANTEE, the following described real property situate in Klamath County, Oregon:

PARCEL 1

A piece or parcel of land being portions of Sections 31 and 32, Township 34 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian and Sections 5 and 6 of Township 35 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, situate in Klamath County, Oregon and more Particularly described as follows:

Beginning at the Southwesterly corner of Section 31, Township 34 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian and running thence Northerly along the range line marking the Westerly boundary of the said Section 31, 3340.5 feet; thence Easterly parallel with and 3340.5 feet distant at right angles Northerly from the township line between Township 34 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian and Township 35 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, 10,560 feet, more or less, to a point in the section line marking the Easterly Boundary of the said Section 32, Township 34 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian; thence Southerly along the said section line 3340.5 feet, more or less, to the South-easterly corner of the said Section 32; thence Southerly along the section line marking the Easterly boundary of the said Section 5, Township 35 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, 788.3 feet; thence Westerly, parallel with and 788.3 feet distant at right angles Southerly from the said Township line between Township 34 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian and Township 35 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, 10,560 feet, more or less, to a point in the range line marking the Westerly boundary of the said Section 6, Township 35 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian; thence Northerly along the said range line 788.3 feet, more or less, to said point of beginning.

PARCEL 2

A piece or parcel of land being portions of Sections 29, 30, 31 and 32, Township 34 South, Range 7 $\frac{1}{2}$ East of the Willamette Meridian, situate in Klamath County, Oregon, and more particularly described as follows:

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Zamsky
Attorneys at Law
A Professional Corporation
635 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

Beginning at a point in the range line marking the Westerly boundary of the said Section 30, Township 34 South, Range 7½ East of the Willamette Meridian, which is 394.1 feet Southerly from the Southeasterly corner of Section 24, Township 34 South, Range 6 East of the Willamette Meridian, as the same was established by Norman D. Price, U. S. Cadastral Engineer, between October 31, 1930 and June 22, 1931, and running thence Easterly to the Northwestern corner of the said Section 29, Township 34 South, Range 7½ East of the Willamette Meridian; thence Easterly along the Northerly boundary of the said Section 29, Township 34 South, Range 7½ East of the Willamette Meridian 4905.3 feet, more or less, to a point in a line parallel with and 70 feet distant at right angles Southeasterly from the center line of Dixon and McQuiston Lower Levee as the same is now located and constructed; thence South 44° 40' West, along said parallel line 349.8 feet; thence South 12° 30' East, leaving said parallel line 2622.3 feet, more or less, to a point in the section line marking the Easterly boundary of the said Section 29; thence Southerly along the said section line and the section line marking the Easterly boundary of said Section 32, Township 34 South, Range 7½ East of the Willamette Meridian, 4588 feet, more or less, to a point 3340.5 feet Northerly from the Southeasterly corner of the said Section 32; thence Westerly parallel with and 3340.5 feet distant at right angles Northerly from the township line between Township 34 South, Range 7½ East of the Willamette Meridian and Township 35 South, Range 7½ East of the Willamette Meridian, 10,560 feet, more or less, to a point in the range line marking the Westerly boundaries of the said sections 30 and 31, Township 34 South, Range 7½ East of the Willamette Meridian; thence Northerly along said range line 7131 feet, more or less, to the said point of beginning.

EXCEPTING THEREFROM any portion of the above described parcel lying Northerly of the South line of that property described as Parcel 2 in Deed from Puckett & Scherer, a co-partnership to d'Artenay Brothers, a co-partnership, recorded August 2, 1961 in Deed Volume 331 at page 367, Klamath County Deed Records.

PARCEL 3

All that portion of the N½ of Section 29, and the N½ of Section 30, Township 34 South, Range 7½ East of the Willamette Meridian, lying Southerly of the Northerly line of that property described as Parcel 2 in Warranty Deed from Clifford J. Shuck and Helen Shuck, Claude Shuck and June Shuck, Daniel F. Geaney and Lillian Geaney to d'Artenay Brothers, a co-partnership, recorded October 13, 1950 in Deed Volume 242 at page 532, Klamath County Deed Records and Northerly of the Northerly line of that property described as Parcel 2 in Deed from Puckett & Scherer, a co-partnership to d'Artenay Brothers, a co-partnership, recorded August 2, 1961 in Deed Volume 331 at page 367, Klamath County Deed Records, being more particularly described as follows:

Beginning at the section corner common to Sections 19, 20, 29 and 30, Township 34 South, Range 7½ East of the Willamette Meridian; thence Easterly along the Northerly boundary of the said Section 29, 4905.3 feet, more or less, to a point in a line parallel with and 70 feet distant at right angles Southeasterly from the center line of Dixon and McQuiston Lower Levee as the same is now located and constructed; thence South 44° 40' West, along said parallel line 349.8 feet; thence 12° 30' East, to the intersection of the Northerly line of Parcel 2 in deed recorded August 2, 1961, in Deed Volume 331 at page 367; thence North 88° 57' West along said Northerly line to its intersection with a straight line drawn between a point on the Westerly line of Section 30 said Township and Range, being 394.1 feet Southerly of the

corner common to Sections 24 and 25, Township 34 South, Range 6 East of the Willamette Meridian and Sections 19 and 30, Township 34 South, Range 7½ East of the Willamette Meridian, and a point at the corner common to Sections 19, 20, 29 and 30, Township 34 South, Range 7½ East of the Willamette Meridian; being the most Northerly line of property in Section 30 as described by deed recorded October 13, 1950 in Deed Volume 242 at page 532; thence Northeasterly along said straight line to the point of beginning.

PARCEL 4

The E½ of the SE¼, the SE¼NE¼, and the E½ of SW¼ of SE¼ of Section 24, Township 34 South, Range 6 East of the Willamette Meridian.

PARCEL 5

That portion of land lying between the range line of Ranges 6 and 7½ East and the center line of the 4 Mile Canal, being more fully described as follows:

Starting from the section corner common to Sections 19, 30, 24 and 25, Township 34 South, Ranges 6 and 7½ East of the Willamette Meridian; thence Northerly North 0° 32' East a distance of 3874.8 feet; thence Easterly North 90° East a distance of 98.0 feet, more or less, to the center line of the 4 Mile Canal; thence Southerly along the said center-line of the 4 Mile Canal, as the same is now located and constructed, South 0° 03' West a distance of 4084.8 feet; thence Westerly North 88° 57' West a distance of 134.5 feet, more or less, to a point on the section line between Sections 25 and 30; thence Northerly North 0° 32' East, a distance of 207.6 feet, more or less, to the point of beginning.

PARCEL 6

That portion of the property lying North of the South boundary of the 7 Mile Ranch as the same is now located and deeded to line 8 feet North of the North edge of the East-West Canal along the South side of the 7 Mile Ranch, more fully described as follows:

Starting from the section corner common to Sections 19, 30, 24 and 25, Township 34 South, Ranges 6 and 7½ East of the Willamette Meridian; thence South 0° 32' West a distance of 394.1 feet to point of beginning; thence Easterly South 89° 50' East a distance of 10,160.7 feet; thence Northerly North 0° 00' East to a point in line with a line 8.0 feet North and parallel with the North edge of the East-West Canal on the 7 Mile Ranch, as the same is now located and constructed; thence Westerly, along the said parallel line North 88° 57' West a distance of 10,162.4 feet, more or less, to a point on the section line between Sections 25 and 30; thence Southerly South 0° 32' West a distance of 186.5 feet to the point of beginning.

EXCEPTING THEREFROM any portion of the above described parcel conveyed to Tulana Farms by Deed recorded February 20, 1947 in Deed Volume 202 at page 411, Klamath County Deed Records.

TOGETHER WITH an easement for a 60 foot roadway for ingress and egress with the right to maintain same along the Westerly line of Sections 6, 7, 18 and 19, Township 34 South, Range 7½ East of the Willamette Meridian, as shown by easement recorded in Deed Volume 215 at page 11, Klamath County Deed Records and further conveyed by grantee to the vestees herein by documents recorded in Deed Volume 346 at page 73 and Deed Volume 346 at page 74, Klamath County Deed Records.

EXCEPTING from all of the above described parcels, any rights of way for ditches and canals, of the Meadows Drainage District and the United States.

18133

RESERVING TO Vendor fifty (50%) percent of all subsurface rights in the above described real property. For the purposes of this provision, the term "subsurface rights" are hereby agreed to include, but not be limited to, the following: Sand, gravel, clay, minerals, metallic ore, chemical elements and compounds (whether in solid, liquid, or gaseous form), all forms of energy (whether hot water, steam, thermal, atomic, or fossil fuel), all gas and oil.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$1,215,000.00.

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

Dated this 27 day of Jan, 1978.

John P. d'Artenay
John P. d'Artenay

Virginia F. d'Artenay
Virginia F. d'Artenay

Francis A. d'Artenay
Francis A. d'Artenay

STATE OF Oregon,
County of Klamath

On the 27 day of Jan, 1978, personally appeared the above named JOHN P. d'ARTENAY and VIRGINIA F. d'ARTENAY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

[Signature]
Notary Public for Oregon
My commission expires: 8-5-79

STATE OF Oregon,
County of Klamath

On the 27 day of January, 1978, personally appeared the above named FRANCIS A. d'ARTENAY, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(SEAL)

[Signature]
Notary Public for Oregon
My commission expires: 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

15th day of October A.D., 1981 at 2:51 o'clock P. M., and duly recorded in

Vol M-81 of Deeds on Page 18130.

Fee \$16.00

[Signature] deputy