

1-1-74

6257

BARGAIN AND SALE DEED

Vol. 178 / Page 19467

KNOW ALL MEN BY THESE PRESENTS, That

HARVEY S. GLADE, TRUSTEE

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

KENNETH A. DOBBERPUHL AND DEXTER J. DOBBERPUHL

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:

"SEE ATTACHED LEGAL"

(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 \$ 22,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, 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 2 day of November, 1981; 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.

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ UTAH

County of Salt Lake

November 2, 1981

Personally appeared the above named
Harvey S. Glade

and acknowledged the foregoing instrument is voluntary act and deed.

Notary Public for Oregon—Utah
My commission expires

STATE OF OREGON, County of ss.

Personally appeared, 19

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

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)

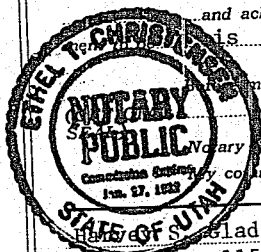
Notary Public for Oregon
My commission expires:

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 on page or as file/reel number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer
DeputyName of S. Glade
P. O. Box 11558
Salt Lake City Utah 84147GRANTOR'S NAME AND ADDRESS
Kenneth Dobberpuhl
Route 1 Box 666C Hill Road
Klamath Falls, Oregon 97601

After recording return to:

As above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

19468

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Lost River.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
5. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
6. Grant of Right of Way, including the terms and provisions thereof,
Dated: March 2, 1966
Recorded: Volume M66, page 2204, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: one anchor and guy
Affects: NE $\frac{1}{4}$ of Section 17, T. 20 S., R. 10 E. W. M.
7. Reservations and restrictions as contained in instrument entitled "Notice to Persons Intending to Plat Lands Within Klamath Basin Improvement District," recorded July 24, 1970 in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon.
8. Deed of Right of Way, including the terms and provisions thereof,
Dated: January 5, 1972
Recorded: January 5, 1972 in Volume M72, page 132, Microfilm Records
Re-recorded: January 27, 1972 in Volume M72, page 1079, Microfilm Records
In favor of: Maurice N. Mechem and Sally J. Mechem
For: Non exclusive right for purposes on ingress and egress
9. Agreement for Easement, including the terms and provisions thereof,
Dated: (None shown on document)
Recorded: October 23, 1978
Volume: M78, page 23738, Microfilm Records of Klamath County, Oregon
In favor of: Maurice N. Mechem
For: Ingress and egress

PARCEL 1:

A parcel of land situated in Government Lot 3, Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

All that portion of Government Lot 3 lying West of the Great Northern Railroad right of way and West of the Klamath Irrigation District "G" Canal right of way.

PARCEL 2:

A parcel of land situated in Government Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

All that portion of Government Lot 10 lying West of the Klamath Irrigation District "G" Canal right of way.

PARCEL 3:

A parcel of land in Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, situated Westerly from the Great Northern Railway right of way and Easterly from the right of way of the "G" Canal, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Burlington Northern Railway, which point bears North 89° 49' West along the South line of said Lot 10, a distance of 864.7 feet, more or less, from the Southeast corner of said Lot 10; thence continuing along the South line of said Lot 10, North 89° 49' West 104.0 feet, more or less to the Easterly right of way line of the "G" canal; thence Northerly along said right of way line, the following bearings and distances; North 24° 05' West, 160.0 feet; thence on a curve to the right with a radius of 237.9 feet, a distance of 58.1 feet; thence North 10° 05' West, 167.0 feet; thence on a curve to the left with a radius of 623.7 feet, a distance of 103.4 feet; thence North 19° 35' West, 423.7 feet; thence on a curve to the right, with a radius of 269.6 feet, a distance of 187.4 feet; thence North 20° 15' East 181.3 feet, more or less to the Westerly right of way line of the Burlington Northern Railway; thence South 14° 43' East, 1260.4 feet, more or less to the point of beginning.

Together with an easement for access and bridge, including the terms and provisions thereof, as set forth in document recorded October 1, 1981 in Volume M81, page 17414, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
 this 9th day of November A. D. 1981 at 9:40 o'clock A. M.
 duly recorded in Vol. M81, of Deeds on Page 19467.

EVILYN BIEHN, County Clerk

By Bernetha A. Deloach

Fee \$12.00