

K-34858

7335

BARGAIN AND SALE DEED

VOL. MYL Page 21249

KNOW ALL MEN BY THESE PRESENTS, That

VINCENT O. CHEYNE

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
RODNEY R. LYON and MARIE M. LYON, Husband and Wife,
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:

Parcel 1: A parcel of land situate in portions of Government Lots 7
and 11 in Section 16, Township 41 South, Range 12, E. W. M.,
being more particularly described as follows:

Beginning at a point on the centerline of an existing drain ditch,
from which point the monument marking the one-quarter section corner
common to Sections 15 and 16, Township 41 South, Range 12, E. W. M.
bears North 0°29'05" West 479.17 feet, South 89°43'05" East 12.50 feet,
North 0°53' West 421.48 feet, North 0°14' East 30.00 feet, and South
89°46' East 2692.06 feet distant: thence North 89°43'05" West 422.77
feet to a point: thence North 0°29'05" West 376.14 feet to a point;
thence South 89°43'05" East 422.77 feet to a point on the centerline
of an existing drain ditch: thence South 0°29'05" East 376.14 feet to
the point of beginning.

Together with a non-exclusive perpetual easement for ingress to and
egrees from the above described property over the existing roadway
lying over the following described parcels:

A parcel of land situate in portions of Government Lots 7 and 11 in
Section 16, Township 41 South, Range 12, E. W. M., being more partic-
ularly described as follows: (continued on back)

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 \$ 18,250.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the 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 9th day of December, 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.

Vincent O. Cheyne

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
December 9, 19 81.

Personally appeared the above named
Vincent O. Cheyne

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:
(OFFICIAL SEAL) Notary Public for Oregon 7/19/82
My commission expires

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 be-
half 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:
Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

Cheyne

GRANTOR'S NAME AND ADDRESS

Lyon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven A. Zamsky, P. C.
110 N. 6th Suite 207
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Rodney R. and Marie M. Lyon

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of)
I certify that the within instru-
ment 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.

NAME

TITLE

By Deputy

Beginning at a point on the centerline of an existing drain ditch, from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12, E. W. M. bears North $0^{\circ}29'05''$ West 479.17 feet, South $89^{\circ}43'05''$ East 12.50 feet, North $0^{\circ}53'00''$ West 421.58 feet, North $0^{\circ}14'00''$ East 30.00 feet, and South $89^{\circ}46'00''$ East 2,692.06 feet distant; thence North $89^{\circ}43'05''$ West 422.77 feet to a point; thence South $0^{\circ}29'05''$ East 373.56 feet, more or less, to a point on the South line of Government Lot 11 in said Section 16; thence South $89^{\circ}00'00''$ East 422.87 feet along the South line of said Lot 11 to a point; thence North $0^{\circ}29'05''$ West 378.86 feet along the centerline of an existing drain ditch to the point of beginning.

AND ALSO:

That portion of the $S\frac{1}{2}SW\frac{1}{4}$ of Section 16, Township 41 South, Range 12 East of the Willamette Meridian described as follows:

Beginning at the intersection of the Northeasterly line of the Great Northern Railroad right of way, 300 feet wide, as described in deed recorded in Volume 96 page 209, of Deed records of Klamath County, Oregon, with the Northwesterly line of the Depot Road, 80 feet wide, as described in Deed recorded in Volume 96 page 173 of Deed records of said County; thence North $71^{\circ}45'00''$ East along said Depot Road a distance of 263.29 feet to the true point of beginning of this description; thence North 165.23 feet; thence West 549.60 feet to the Northeasterly line of said Railroad road right of way; thence following the boundary line of said Railroad right of way to its intersection with the North line of the $S\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 16; thence East along said North line to the Northeast corner of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$; thence South along the East line of said $SE\frac{1}{4}$ of the $SW\frac{1}{4}$, 277.90 feet, more or less, to its intersection with the Northwesterly line of the Depot Road; thence Southwesterly along the Northwesterly line of the Depot Road to the point of beginning, EXCEPTING therefrom an additional portion conveyed to the Great Northern Railway by deed recorded in Volume 105, page 209, Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~register~~ _____

is 11 day of December A.D. 1981 at 2:08 o'clock P.M. and

is duly recorded in Vol. M 81, of Deeds on Page 21249

Fee \$8.00

By Joyce M. Blum EVELYN BIEHN, County Clerk