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MTL 11722

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**BARGAIN AND SALE DEED**

Ronald Snook and Debra Snook, Grantors, convey and specially warrant to Edward L. Snook and Katherine K. Snook, husband and wife, as to an undivided one-half interest and Verne E. Hodencamp and Janice M. Hodencamp, husband and wife, as to an undivided one-half interest, Grantees, the following described real property:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE PRIVATE ROAD DESCRIBED IN DEED VOLUME M73, PAGE 16734, KIMMATH COUNTY DEED RECORDS 35

SUBJECT TO A ROWAY EASEMENT ALONG SIMPSON CANYON ROAD 60.00 FEET IN WIDTH LYING 13.00 FEET ON EITHER SIDE OF A CENTERLINE WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The true and actual consideration for this conveyance is \$ 13,500.00

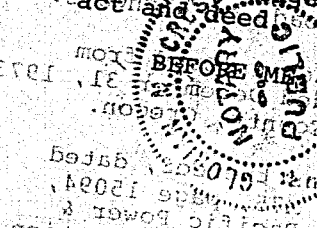
Until a change is requested, all tax statements are to be sent to 3005 OLDPORT RD Klamath Falls, Ore 97601

Dated this 13 day of October, 1982.

STATE OF OREGON

County of Malheur

Personally appeared the above named RONALD SNOOK and DEBRA SNOOK and acknowledged the foregoing instrument to be their voluntary act and deed.



NOTARY PUBLIC FOR OREGON  
My Commission Expires 9-11-83

RECORDED IN THE OFFICE OF THE COUNTY CLERK OF KIMMATH COUNTY, OREGON, ON OCTOBER 13, 1982, AT 12:35 P.M., AND FULLY RECORDED IN THE PUBLIC RECORDS OF KIMMATH COUNTY, OREGON, DEED VOLUME M73, PAGE 16734.

BY \_\_\_\_\_ COUNTY CLERK

83881  
A parcel of land situated in the SE 1/4 of Section 29 Township 37 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Commencing at the Southeast corner of said Section 29; thence North 88° 07' 44" West along the South line of said Section 29; 1803.28 feet; thence leaving said South section line North 585.58 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence continuing North 231.10 feet to a 5/8 inch iron pin in the centerline of a private road described in Deed Volume M73 at page 16734, of Klamath County Deed Records; thence along said road centerline the following courses and distances: North 65° 23' 11" West 424.18 feet to a 1/2 inch iron pin; North 23° 25' 24" West, 140.68 feet to a 1/2 inch iron pin; North 59° 04' 49" West, 285.72 feet to a 1/2 inch iron pin; North 46° 41' 57" West 30.53 feet to a 5/8 inch iron pin; thence leaving said roadway centerline North 88° 28' 12" West along a line that is parallel to but 30.00 feet Southerly of the North line of the S 1/2 of said SE 1/4, 1068.43 feet to a 5/8 inch iron pin; thence South 01° 38' 16" East along a line that is parallel to but 74.25 feet Easterly of the Westerly line of said S 1/2 of the SE 1/4, 676.01 feet to a 5/8 inch iron pin; thence South 88° 07' 44" East 1758.55 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress over and upon the private road described in Deed Volume M73, page 16734, Klamath County Deed Records.

SUBJECT TO a roadway easement along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of a centerline which is more particularly described as follows:

Beginning at the point of intersection of said Simpson Canyon Road centerline with the North line of the above described property from which the Northwest corner of the above described property bears North 88° 28' 12" West 330.60 feet; thence South 28° 07' 32" East along said centerline, 388.63 feet; thence South 36° 50' 53" East continuing along said centerline, 404.62 feet; thence South 68° 28' 33" East continuing along said centerline to it's intersection with the South line of the above described property.

ALSO SUBJECT TO a roadway easement 60.00 feet in width lying 30.00 feet on either side of a centerline which is more particularly described as follows:

Beginning at the point of intersection of the centerline of said road with the North line of the above described property from which the Northeast corner of said above described property bears South 88° 28' 12" East 220.82 feet; thence South 03° 36' 12" East, 159.30 feet; thence South 12° 19' 57" East 537.64 feet to the intersection of said centerline with the South line of the above described property.

ALSO SUBJECT TO Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Subject to an easement for ingress and egress as contained in Deed from Lewis L. Hagelstein, et ux to Clifford J. Emmich, recorded December 31, 1973 in Volume M73, page 16734, Microfilm Records of Klamath County, Oregon.

Right of way Easement, including the terms and provisions thereof, dated September 29, 1975, recorded December 1, 1975 in Volume M75, page 15094, Microfilm Records of Klamath County, Oregon, granted to Pacific Power & Light Company, a corporation for an electric transmission and distribution line. (Affects N 1/2 N 1/2 SE 1/4 SE 1/4 of Section 29).

AFTER RECORDING RETURN TO: Klamath First Federal Savings & Loan, 2943 So. 6th Street  
Klamath Falls, OR 97601  
AND TAX STATEMENTS TO;

STATE OF OREGON; COUNTY OF KLAMATH; ss.

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

20 day of Oct A.D., 1982 at 12:35 o'clock P M., and duly recorded in

Vol M82, of Deeds on page 13963.

Fee \$ 8.00

EVELYN DEHN  
COUNTY CLERK

By *Joyce Mc* deputy