

FORM No. 723—BARGAIN AND SALE DEED (Individual or Corporate)

11/122

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

18280

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Edward L. Snook and Katherine K. Snook, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ronald Snook and Debra Snook, 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:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

(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 \$.

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 25 day of October, 1982, 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.

Edward L. Snook
Katherine K. Snook

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.
County of Klamath
October 25, 19 82

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

Personally appeared the above named Edward L. Snook and Katherine K. Snook

and acknowledged the foregoing instrument to be their voluntary act and deed.

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: Doug Osborne
Notary Public for Oregon
My commission expires 2-2-86

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Edward L. Snook & Katherine K. Snook

STATE OF OREGON, ss.
County of

GRANTOR'S NAME AND ADDRESS
Ronald Snook and Debra Snook

I certify that the within instrument 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/tile/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

After recording return to:
Doug Osborne Atty
432 Pine
K. Falls
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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; 803.28 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 NE 1/4 SE 1/4 of Section 29).

STATE OF OREGON; COUNTY OF KLAMATH; ss.

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

13 day of Dec. A.D., 1982 at 10:07 o'clock A M., and duly recorded in

Vol M82, of Deeds on page 17596.

Fee \$ 8.00

EVELYN DIEHN

COUNTY CLERK

By *[Signature]* deputy