

WHEN RECORDED MAIL TO: 18885

GIACOMINI, JONES & ASSOCIATES
ATTORNEYS AT LAW
635 MAIN STREET
KLAMATH FALLS, OREGON 97601

MAIL TAX STATEMENTS TO:

HARRY L. OREM & JUNE D. OREM
GARY D. OREM & LOUDEAN OREM
STAR ROUTE, BOX 24
MERRILL, OREGON 97601

STATE OF OREGON 18647

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 _____

By _____ Title _____
Deputy

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

BARGAIN AND SALE DEED

OREM LAND COMPANY, an Oregon corporation, aka OREM LAND CO., aka OREM LAND, INC., aka
OREM LAND COMPANY, an estate in fee simple,
GRANTOR, conveys to
HARRY L. OREM and JUNE D. OREM, husband and wife; and GARY D. OREM and
LOUDEAN OREM, husband and wife,
GRANTEE, the following described real property situate in _____ Klamath _____ County, Oregon:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 846,872.00 .

TRANSFER IS TO IMPLEMENT DISSOLUTION OF CORPORATION TO SHAREHOLDERS.
In construing this deed and where the context so requires, the singular includes the plural.

Dated this 14 day of December, 1982.

By: _____ OREM LAND COMPANY, an Oregon corporation
President

By: _____
Secretary

STATE OF OREGON, County of Klamath) ss.

Personally appeared HARRY L. OREM and GARY D. OREM 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 OREM LAND COMPANY, an Oregon 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 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.

(Official Seal)
KIRSTINE L. PROCK
Notary Public - Oregon

Before me: _____
Notary Public for Oregon
My commission expires 12/16/84

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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

EXHIBIT "A"

18648

The following described real property situate in Klamath County, Oregon, to-wit:

All in Township 41 South, Range 11 East, Willamette Meridian:

PARCEL I:

Section 7: NW $\frac{1}{4}$; all of the SW $\frac{1}{4}$ lying Northeasterly of the meander line of the North bank of Lost River, EXCEPTING that portion thereof described as follows:

Commencing at the quarter section corner on the West boundary of said Section 7, running thence due East along the Southerly line of Lot 2 of said Section, a distance of 10 chains; thence due South 2 chains to the left or North bank of Lost River; thence following the meander line of said river upstream to its intersection with the West boundary line of said Section 7; and thence North on said boundary line to the place of beginning, AND ALSO EXCEPTING THEREFROM the following:

That portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 7 conveyed to Central Pacific Railway Company by deed dated January 21, 1929, recorded February 15, 1929, in Deed Vol. 85, Page 302, Records of Klamath County, Oregon.

That portion of above described property conveyed to United States of America by deed dated April 26, 1933, recorded May 26, 1933, in Deed Vol. 101, Page 91, Records of Klamath County, Oregon.

That portion of the above described property conveyed to United States of America by deed dated September 13, 1938, recorded December 12, 1938, in Deed Vol. 119, Page 165, Records of Klamath County, Oregon.

PARCEL II:

Section 17: S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$; South 660 feet of Lots 2 and 7, and all of Lots 3, 4, 8, 9, and 10.

Section 16: S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; South 660 feet of Lot 5 LESS portion conveyed to United States of America by Deed Vol. 59, Page 447.

PARCEL III:

Section 17: Lot 5; S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$; South 660 feet of Lot 6; Lot 1 EXCEPT the North 660 feet; N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$; the North 660 feet of Lot 2; Lot 7 EXCEPT the South 660 feet.

Section 16: N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; all that portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ and of the South 660 feet of Lot 4, and of the North 660 feet of Lot 5 lying South and West of Lost River, EXCEPT 4.3 acres, more or less, heretofore conveyed to the U.S.A. by deed recorded January 6, 1923, Vol. 59, Page 447, Deed Records of Klamath County, Oregon;

TOGETHER WITH 245 shares of stock in the Van Brimmer Ditch Company, which represents water rights for the land and goes with the land.

PARCEL IV:

Section 8: All that portion of the E $\frac{1}{2}$ E $\frac{1}{2}$ lying North and East of Lost River; the following described portion of Lot 2: Beginning at the Northeast corner of Lot 2, Section 8; thence due South 11 chains; thence West 4.67 chains; thence due North 12.25 chains to the North boundary of said Lot 2; thence due East 4.50 chains to the place of beginning, being a part of said Lot 2;

(PARCEL IV, Con't.)

18649

Section 9: NW $\frac{1}{4}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; all of that portion of the SW $\frac{1}{4}$ of lying Northerly and Easterly of Lost River.

Section 16: All that portion of the W $\frac{1}{2}$ NE $\frac{1}{4}$ and of the NW $\frac{1}{4}$ of lying Northerly and Easterly of Lost River, EXCEPT the following described portion thereof: That part of Lot 2 and of Lot 9 of Section 16 lying South of "J" Canal and Easterly of the new State Highway; Lot 13.

SAVING AND EXCEPTING from the above described property the following:

Right of way conveyed to the Modoc Northern Railway Company by deed recorded on Page 138, Vol. 30 of Deeds and by deed recorded on Page 528, Vol. 34 of Deeds, Records of Klamath County, Oregon.

Right of way conveyed to the Great Northern Railway Company by deed recorded on Page 627 and on Page 628, Vol. 84 of Deeds.

Right of way conveyed to Central Pacific Railway Company by Deed recorded on Page 322, Vol. 85 of Deeds.

Right of way conveyed to the United States of America for Lower Lost River Channel Improvement by deed recorded on Page 168, Vol. 261 of Deeds.

PARCEL V:

Section 9: SE $\frac{1}{4}$ SE $\frac{1}{4}$; all that part of Lot 8 lying South of the U.S.R.S. Irrigation lateral known as the Robinson Lateral as now located and constructed, which lateral extends across said Lot 8 in an Easterly-Westerly direction.

Section 16: All that part of Lot 1 lying North of the U.S.R.S. "J" Canal as now located and constructed.

PARCEL VI:

Section 10: All that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying East of the 9-E-2 Drain, EXCEPT THEREFROM the North 351 feet thereof; S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Easterly of the Northerly extension of the East line of the 9-E-2-A Drain which runs North and South through the SE $\frac{1}{4}$ SW $\frac{1}{4}$; all that portion of the S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ and S $\frac{1}{4}$ SW $\frac{1}{4}$ lying Westerly of the West line of the 9-E-2 Drain which runs North and South through the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and lying Westerly of the West line of said Drain extended North to the North line of the S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ and South to the South line of the S $\frac{1}{4}$ SW $\frac{1}{4}$.

Section 15: All of Lots 2 and 3.

SAVING AND EXCEPTING THEREFROM all that portion of Lots 2 and 3 of said Section 15 situate in the following described parcel:

Beginning at the Southwest corner of Lot 3, thence following the boundary line N. 84°45' E. 1815 feet; thence N. 76°30' E. 852 feet to the Southerly corner of Lot 2; thence West 2652 feet, more or less, to the West line of Lot 3; thence South to the point of beginning.

TOGETHER WITH an easement for ingress and egress to and from the above described property over the North 30 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 10.

PARCEL VII:

Section 11: All that portion of Government Lots 4, 5 and 6 lying Southerly of the Dalles-California Highway; Lots 9, 10, 11 and SW $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and Farm Unit "A" according to the Farm Unit Plat, or Lots 12, 13 and 14.

(PARCEL VII, Con't.)

EXCEPTING THEREFROM that portion of Lots 4 and 5 lying Southerly of the Dalles-California Highway, described as follows:

Beginning at the Southeasterly corner of the intersection of the Dalles-California Highway (running East and West) and the County Road (running North and South) thence South along the Easterly right of way line of said County Road a distance of 786 feet; thence East and parallel to the Dalles-California Highway a distance of 610 feet; thence North and parallel to the County Road a distance of 786 feet; thence West along the Southerly right of way line of said Dalles-California Highway a distance of 610 feet to the point of beginning.

ALSO EXCEPTING from the S $\frac{1}{2}$ SW $\frac{1}{4}$ any portion lying Southerly of the Great Northern Railway right of way.

Section 12: A parcel of land being more particularly described as follows: Commencing at a 5/8-inch iron pin marking the Northwest corner of said Section 12; thence S. 00°01'03" E. along the West line of said Section 12, 3847.34 feet to a Brass Cap monument marking the Southwest corner of said Lot 12; thence N. 74°36'46" E. along the South line of said Lot 12, 41.48 feet to a fence marking the Easterly right of way line of Gaines Road, a county road; thence continuing N. 74°36'46" E. along said Lot South line, 1073.72 feet and the point of beginning for this description; thence N. 63°03'00" E., a distance of 605.40 feet, to a Brass Cap; thence N. 75°24'00" E. a distance of 233.97 feet to the United States Bureau of Reclamation right of way; thence S. 00°52'59" W. to a set 5/8"x30" iron pin; thence West 786.52 feet to the point of beginning; Lots 11 and 12.

EXCEPTING any portion of Lot 11 lying Easterly of the existing drain ditch.

AND ALSO EXCEPTING a parcel of land situated in Government Lot 12 being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the Northwest corner of said Section 12; thence S. 00°01'03" E. along the West line of said Section 12, 3847.34 feet to a Brass Cap monument marking the Southwest corner of said Lot 12; thence N. 74°36'46" E. along the South line of said Lot 12, 41.48 feet to a fence marking the Easterly right of way line of Gaines Road, a county road and the point of beginning for this description; thence continuing N. 74°36'46" E. along said Lot South line 1073.72 feet; thence West, 1035.31 feet to a 5/8-inch iron pin in said right of way fence; thence S. 00°01'03" E. along said right of way line, 284.90 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 30 day of December A. D. 19 80 at 12:00 o'clock P., and
duly recorded in Vol. 1480, of Books on Page 1000.

EVELYN BIEHN, County Clerk
By Bessie J. Smith

Rec 31-80