

2004 BARGAIN AND SALE DEED—STATUTORY FORM

WILLIAM S. HARELSON and MARILYN J. HARELSON, husband and wife
 conveys to GEORGE W. HASH and MAVIS C. HASH, husband and wife
 the following described real property situated in Klamath County, Oregon, to-wit:

Grantor,
 Grantee,

The vendor's interest in that certain Land Sale Contract between GEORGE W. HASH and MAVIS C. HASH, husband and wife as sellers and WILLIAM S. HARELSON and MARILYN J. HARELSON, husband and wife, as buyer recorded in Volume M81, Page 8906, of the Deed records in Klamath County, Oregon. The description of the property sold by said contract is set forth on Exhibit "A", attached hereto and made a part hereof.

(If space insufficient, continue description on reverse side)
 The true consideration for this conveyance is \$ other consideration (Here comply with the requirements of ORS 93.030)

Dated this 27 day of January, 19 83.

Marilyn J. Harelson by William S. Harelson
 WILLIAM S. HARELSON
 MARILYN J. HARELSON, by William S. HARELSON, attorney-in-fact
 WILLIAM S. HARELSON and
 their voluntary act and deed.

STATE OF OREGON, County of Klamath
 Personally appeared the above named
 MARILYN J. HARELSON, by William S. Harelson her atty in fact

and acknowledged the foregoing instrument to be their

1-27-83

Before me:

Notary Public for Oregon—My commission expires:

1-8-86 11-3-84

(OFFICIAL SEAL)

BARGAIN AND SALE DEED

GRANTOR
 GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

George & Mavis Hash
 c/o D. L. Hoots
 2261 So. 6th Street
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
 shall be sent to the following address:
 George & Mavis Hash

NAME, ADDRESS, ZIP

STATE OF OREGON

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

file reel number

Record of Deeds of said County

Witness my hand and seal of County affixed.

Recording Officer
 Deputy

By

Parcel 1: Lot 5, Block 3 of Williamson River Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2: A tract of land lying Southeasterly of and adjacent to Williamson River Estates, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said tract of land being more particularly described as follows:

Beginning at the Southeast corner of Lot 5, Block 3, of aforesaid Williamson River Estates; thence South $80^{\circ}35'30''$ East 78.80 feet to a $3/4$ " galvanized iron pipe; thence North $74^{\circ}18'30''$ East 174.00 feet to a $3/4$ " galvanized iron pipe; thence North $60^{\circ}45'30''$ East 110.50 feet to a $3/4$ " galvanized iron pipe; thence North $45^{\circ}17'30''$ East 149.18 feet to a $3/4$ " galvanized iron pipe; thence North $10^{\circ}00'01''$ West 175.96 feet to a point on the Southerly curved right of way boundary of Williamson River Drive (point marked with a $3/4$ " galvanized iron pipe); thence Westerly along said curved boundary 37.63 feet (long chord bears South $57^{\circ}59'42''$ West 37.50 feet; thence continuing along said right of way boundary South $66^{\circ}17'15''$ West 435.02 feet; thence along the arc of a 130 foot radius curve to the right 17.71 feet (long chord bears South $70^{\circ}11'30''$ West 17.70 feet); thence South $74^{\circ}05'45''$ West 17.52 feet to the Northeast corner of aforesaid Lot 5, Block 3; thence along the East boundary of said Lot 5, South $15^{\circ}54'15''$ East 166.22 feet to the point of beginning.

Also, the following described tract of land bordering on the South of the above described land:

Beginning at the Southeast corner of Lot 5 in Block 3 of aforesaid Williamson River Estates; thence South $80^{\circ}35'30''$ East 78.80 feet to a $3/4$ " galvanized iron pipe; thence North $74^{\circ}18'30''$ East 174.00 feet to a $3/4$ " galvanized iron pipe; thence North $60^{\circ}45'30''$ East 110.50 feet to a $3/4$ " galvanized iron pipe; thence North $45^{\circ}47'30''$ East 42.78 feet to a $1/2$ " galvanized iron pipe; thence South $31^{\circ}37'$ East 130.80 feet to the waterline of Williamson River as of this date existing; thence along said waterline South $37^{\circ}40'$ West 134.52 feet; South $54^{\circ}09'$ West 55.28 feet; South $63^{\circ}36'$ West 60.67 feet; South $61^{\circ}48'$ West 64.75 feet North $56^{\circ}13'$ West 67.86 feet; North $1^{\circ}27'$ East 55.23 feet; South $85^{\circ}17'$ West 70.82 feet; and North $77^{\circ}14'$ West 61.36 feet; thence leaving the existing waterline of Williamson River and bearing North $15^{\circ}30'$ West 63.94 feet, more or less, to the point of beginning.

We also find the following apparent incumbrances within ten years prior to the effective date hereof:

1. Mortgage, including the terms and provisions thereof, given by Alfred F. Proctor and Genevieve E. Proctor to Bank of Klamath County, dated August 4, 1972 and recorded August 8, 1972 in M-72 on page 8742, and re-recorded August 24, 1972 in M-72 on page 9501, records of Klamath County, Oregon, to secure the payment of \$14,500.00.
(Affects Parcel 2 only)

2. Contract, including the terms and provisions thereof, Alfred F. Proctor and Genevieve E. Proctor, husband and wife as Vendor and David J. Zumbro and Shirley A. Zumbro, husband and wife as to an undivided one-half interest, and George W. Hash and Mavis C. Hash, husband and wife as to an undivided one-half interest as vendee, dated April 12, 1977 and recorded April 13, 1977 in M-77 on page 6191, records of Klamath County, Oregon.

Quitclaim deed from Shirley A. Zumbro to David J. Zumbro, recorded July 22, 1977 in M-77 on page 12089 and re-recorded in M-81 on page 8900, records of Klamath County, Oregon.

Bargain and Sale Deed from David J. Zumbro to George W. Hash and Mavis C. Hash, husband and wife, recorded September 2, 1977 in M-77 on page 16429 and re-recorded in M-81 on page 8902, records of Klamath County, Oregon.

Assignment of Contract, including the terms and provisions thereof, wherein George W. Hash et ux assigned their interest in said Contract to Wm. S. Harelson and Marilyn J. Harelson, recorded May 20, 1981 in M-81 on page 8904, records of Klamath County, Oregon. (Affects Par. 2)

3. Contract, including the terms and provisions thereof, given by George W. Hash and Mavis C. Hash, husband and wife to Wm. S. Harelson and Marilyn J. Harelson, husband and wife, dated May 15, 1981 and recorded May 20, 1981 in M-81 on page 8906, records of Klamath County, Oregon. (Affects Parcel 1 and Parcel 2)

4. We also find the following unpaid taxes and city liens:

Account #3507-2124-2600-138 unpaid as follows:

1981-82 in the amount of 25.63
1982-83 in the amount of 80.16

Account #3507-2124-2700-138 unpaid as follows:

1981-82 in the amount of \$360.79
1982-83 in the amount of \$602.59

Account #3507-2124-2700-118 unpaid as follows:

1981-82 in the amount of \$86.44

Account #3507-2124-2800-138 unpaid as follows:

1981-82 in the amount of \$156.14
1982-83 in the amount of \$297.78

All amounts include interest through Feb. 15, 1983.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Subscribed for record

1983 Feb. 10:22
By records M83 Deeds 1680

Fee \$12.00

By *Joyce McElroy*
EVELYN DICKSON