

BARGAIN AND SALE DEED  
ESTABLISHING A COMMON BOUNDARY.

WHEREAS, FRANK FLEET is the recorded owner of the real property described in Exhibit "A";

WHEREAS, J. ARMOND ULRICH and MILDRED ULRICH, husband and wife, and KATHRYN WALKER and W. R. WALKER, husband and wife, are owners of adjoining real property described in Exhibit "B"; and

WHEREAS, The parties have mutually agreed upon a common boundary line,

FRANK FLEET, Grantor, conveys to J. ARMOND ULRICH and MILDRED ULRICH, husband and wife, and KATHRYN WALKER and W. R. WALKER, husband and wife, Grantees, the following described real property situated in Klamath County, Oregon, to-wit:

As described in Exhibit "C".

If any grantee during his or her lifetime desires to sell except to the other grantees, any of his or her interest in the real property described in Exhibits "B" and "C", said grantee shall first offer said interest to the grantor or his assigns by giving written notice of his or her intention to sell his or her interest therein and the terms and price for the same, by mail to the grantor's or assigns' last-known address. Grantor or his assigns shall have fifteen days after the mailing of said notice to accept said offer. If the grantor or his assigns do not exercise the privilege to purchase such interest, then the selling grantee may sell said interest to third persons upon the same terms and price as offered to the grantor or his assigns.

The true consideration for this conveyance is \$-None-

Dated this 13 day of May, 1983.

Frank Fleet

STATE OF OREGON, County of Josephine ) ss May 13, 1983.  
Personally appeared the above-named FRANK FLEET and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Jane B. Muzel  
Notary Public for Oregon.  
My Commission Expires: 6-1-86

APPROVED:

BARGAIN AND  
SALE DEED.

Ret:  
PROCTOR, PUCKETT & FAIRCLO  
ATTORNEYS AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

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## EXHIBIT "A".

The following described real property in Klamath County, Oregon:  
A portion of Lot 4, Section 2, Township 36 South, Range 6 East  
of the Willamette Meridian, described as follows:

Beginning at a point on the Westerly shore of Recreation  
Creek, said point being the Southeast corner of that parcel  
heretofore conveyed to N. E. Salleck, recorded in Deed Volume 150  
at page 289, Records of Klamath County, Oregon, and said point  
being more particularly described as being situate from the North-  
west corner of Section 2, Township 36 South, Range 6 East of the  
Willamette Meridian, South  $24^{\circ}03\frac{1}{2}'$  West, 581.5 feet and thence  
South  $65^{\circ}56\frac{1}{2}'$  East, 784.6 feet; thence from the point of beginning  
herein described North  $65^{\circ}56\frac{1}{2}'$  West, 182.1 feet to a point on the  
Easterly side of the Rocky Point Road (State Secondary Highway No.  
421); thence along the Easterly side of said Rocky Point Road,  
South  $36^{\circ}16'$  West, 171.6 feet to a point; thence continuing along  
the Easterly side of Rocky Point Road, South  $34^{\circ}20\frac{1}{2}'$  West 130.6  
feet to a point; thence continuing along Easterly side of Rocky  
Point Road, South  $36^{\circ}44\frac{1}{2}'$  West, 114.1 feet to a point; which point  
is the true point of beginning of this description; thence South  
 $73^{\circ}12\frac{1}{2}'$  East, 251.2 feet to a point on the Westerly shore of Recrea-  
tion Creek; thence Southerly  $26^{\circ}38'$  West along the Westerly shore  
of Recreation Creek to the South line of Lot 4; thence West to the  
West section line of said section; thence North along the West sec-  
tion line to the point of beginning.

## EXHIBIT "B".

The SW $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 2, T. 36 S., R. 6 E., W.M.,  
together with the tenements, hereditaments  
and appurtenances thereunto belonging or in  
anywise appertaining; and as now fenced and  
occupied.

EXHIBIT "A", and  
EXHIBIT "B".

CIVIL  
STRUCTURAL

TELEPHONE: 884-4739

AREA CODE: 503

REGISTERED:  
OREGON  
CALIFORNIA  
NEVADA

## WILLIAM L. WALES &amp; ASSOCIATES

CONSULTING ENGINEERS

1740 AUSTIN STREET

KLAMATH FALLS, OREGON 97601

May 6, 1983

A piece or parcel of land situate in the NW $\frac{1}{4}$ -NW $\frac{1}{4}$  of Section 2, T.36 S., R.6 E., W.M. on the westerly bank of Recreation Creek in Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the west boundary of Section 2, T.36 S., R.6 E., W.M. from which the monument marking the northwest corner of said Section 2 bears N 0° 17' W 1342.04 feet distant; thence East 180 feet, more or less, to the westerly bank of Recreation Creek; thence northeasterly along the westerly bank of Recreation Creek 42 feet, more or less, to a point; thence N 45° W 77 feet, more or less, to a point; thence West 165 feet, more or less, to a point on the west boundary of Section 2, T.36 S., R.6 E., W.M.; thence S 0° 17' E along the west boundary of said Section 2, 76.96 feet, more or less, to the point of beginning; containing 0.34 Acres, more or less, and being subject to all rights-of-way and/or easements of record or apparent on the premises.

Together with the right of access over and across a 20.0 foot wide strip of land whose centerline bears as follows:

Beginning at a point on the Easterly right-of-way line of State Secondary Highway No. 421 from which the monument marking the Northwest corner of Section 2, T.36 S., R.6 E., W.M. bears N 3° 45' 55" W 1121.78 feet distant; thence S 73° 40' 55" E 123.0 feet to a point; thence S 23° 00' E 62.0 feet to a point; thence S 30° 00' W 72.0 feet, more or less, to a point on the northerly boundary of the above described parcel; together with the right to construct, reconstruct, operate, and maintain a roadway over and across the above described 20 foot wide strip of land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 1st day of July A.D. 19 83 at 10:25 o'clock A.M.

duly recorded in Vol. M83, of Deeds on r.o.c. 10393

EVELYN BIEHN, County Clerk

By *[Signature]*

Fee \$12.00

EXHIBIT "C".