

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 _____ day of _____, 1983.

STATE OF OREGON, County of _____) ss _____, 1983,

Personally appeared the above-named FRANK FLEET and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon.
My Commission Expires: _____

APPROVED:

[Signature]
Kathryn Walker

[Signature]
Mildred P. Ulrich

At:

BARGAIN AND
SALE DEED.

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

83 JUL 1 AM 10 25

12.0000

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 Southeasterly 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 Northwest 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 T.P. 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 Recreation 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 section 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.

CIVIL
STRUCTURAL

REGISTERED:
OREGON
CALIFORNIA
NEVADA

10398

TELEPHONE: 884-4739
AREA CODE: 503

WILLIAM L. WALES & 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.

STAT. OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 1st day of July A.D. 19 83 at 10:25 clock A.M. and
duly recorded in Vol. M83, of Deeds on Page 10396

By EVELYN BIEHN, County Clerk

Fee \$12.00

EXHIBIT "C".