

26028

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that KENNETH B. HARRIGER, LARRY W. HARRIGER and JANET L. POST, grantors, do hereby grant, bargain, sell and convey unto LUCILE F. KEPNER, grantee, her heirs and assigns, all the real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath, State of Oregon, bounded and described as follows, to-wit:

PARCEL 1:

The South 1/2 of the following described property: Beginning at a point on the Southeasterly right-of-way boundary of the Dalles-California Highway in the South-West Quarter of the Northwest Quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; which point of beginning is North, 940.8 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16° 55' West along said right-of-way boundary a distance of 50 feet; thence South 73° 05' East 150 feet; thence North 16° 55' East 50 feet; thence North 73° 05' West 150 feet, more or less, to the point of beginning, being a portion of the Southwest quarter of the Northwest quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian.

PARCEL 2:

A portion of the West half of the Northwest quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, described as follows: beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point is South along the Section line, 1667.8 feet; thence East, 491.6 feet and thence South 16° 53' 30" West along the Easterly right-of-way line of said Highway, a distance of 150 feet; from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian; thence South 16° 53' 30" West, along said right of way line, 100 feet; thence South 73° 06' 30" East, 150 feet; thence North 16° 53' 30" East, parallel to said right-of-way line, 100 feet; thence North 73° 06' 30" West, 150 feet, more or less to the point of beginning; being a portion of said West half of Northwest quarter, said Section 20, Township 28 South, Range 8 East of the Willamette Meridian.

PARCEL 3:

Beginning at a point on the Southeasterly right-of-way boundary of the Dalles-California Highway in the Southwest quarter of the Northwest quarter of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; which point of beginning is North 940.8 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16° 55' West along said right-of-way boundary a distance of 50 feet; thence South 73° 05' East 150 feet to the true point of beginning; thence North 73° 05' West 40 feet to the Easterly line of the Dalles-California Highway; thence

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South 16° 55' West 350 feet, more or less to the North-west corner of the parcel described in deed recorded October 22, 1963 in Deed Volume 348 at page 603; thence South 73° 05' East 190 feet along the Northerly line of said parcel; thence North 16° 55' East 450 feet to the Southeast corner of the parcel described in contract recorded May 12, 1970 in M-70 at page 3748; thence North 73° 06' 30" West along the Southwesterly line of said parcel 150 feet; thence South 16° 55' West 100 feet to the true point of beginning.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantee, her heirs and assigns forever, as above stated.

The true and actual consideration for this transfer is \$79,000.00.

WITNESS our hands this 25th day of June, 1983.

Janet L. Post
Larry W. Harriger
Kenneth B. Harriger

STATE OF CALIFORNIA
COUNTY OF SUTTER



On this 25th day of June 1983 in the year
Roger N Brown before me
duly commissioned and sworn, personally appeared
Janet L Post, Larry W Harriger and Kenneth B Harriger,
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person s whose names are
subscribed to the within instrument, and acknowledged to me
that they executed the same.
IN WITNESS WHEREOF I have hereunto set my hand and affixed
my official seal in the Sutter County of
California on the date set forth above
in this certificate.

Roger N Brown
Notary Public, State of California
My commission expires July 11, 1983

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Cowdery's Form No. 32-Acknowledgement to Notary Public-Individual- (cc. sec. 1189.)

Until a change is requested, all tax statements shall be sent to:

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STATE OF OREGON,)
County of Klamath)
Filed for record at request of

After recording please return to:

Lucille Kepner
3038 Cannon Street
Klamath Falls, OR 97601

On this 21st day of July A.D. 19 83
at 2:29 o'clock P M, and duly
recorded in Vol. M83 of Deeds
page 11654

EVELYN BIEHN, County Clerk

By Barbara A. Belch Deputy

Fee \$8.00