

1-1-74

26220

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That GALILEE NOONAN

hereinafter called grantor,
DAVID JAMES NOONAN

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 39 S., R. 10 E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID SECTION 18; THENCE S. 00°01'10" W. 2131.47 FEET; THENCE S. 89°51'42" E. 1525.28 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 00°00'22" E. 372.55 FEET; THENCE S. 89°55'23" E. 509.62 FEET; THENCE S. 00°00'23" W. 373.10 FEET; THENCE N. 89°51'42" W. 509.62 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 4.36 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORDED SURVEY NO. 2026, AS RECORDED IN THE KLAMATH COUNTY SURVEYOR'S OFFICE. TOGETHER WITH THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED ROADS AS STATED IN PAGE 2.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$00.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26TH day of JULY, 1983; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss. July 26, 1983.

Personally appeared the above named

Galilee Noonan and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Notary Public for Oregon My commission expires 5-6-86

STATE OF OREGON, County of _____, ss. _____, 19____.

Personally appeared _____ 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 _____

_____ a 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires: _____

GALILEE NOONAN

144 JAY STREET
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
DAVID JAMES NOONAN
P O BOX 13, 123 COURT ST
MERRILL, OR 97633

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

DAVID JAMES NOONAN
P O BOX 13
MERRILL, OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss. I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ TITLE Deputy

SPACE RESERVED FOR RECORDER'S USE

TOGETHER WITH the non-exclusive right of ingress and egress over the following described roads: 60-foot strips of land situated in the NE 1/4 of Section 18, Township 39 S., R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of, measured at right angles from the following-described center lines:

- (1) Beginning at a point on the easterly right of way line of State Highway 39, said point being S. 00°01'10" W. 2162.47 feet and S. 89°51'42" E. 25.31 feet from the NW corner of said Section 18; thence S. 89°51'42" E. 2548.10 feet to a point, N. 89°51'42" W. 30.00 feet from the East line of the NW 1/4 of said Section 18;
- (2) Beginning at the center 1/4 corner of said Section 18; thence N. 00°00'23" E. 1334.32 feet to the C-N 1/16 corner of said Section 18;
- (3) Beginning at a point S. 00°01'10" W. 2192.47 feet and S. 89°51'42" E. 1323.84 feet from the NW corner of said Section 18; thence S. 00°02'03" E. 465.00 feet to the South line of the NW 1/4 of said Section 18;
- (4) Beginning at a point S. 00°01'10" W. 2132.47 feet and S. 89°51'42" E. 599.83 feet from the NW corner of said Section 18; thence N. 00°02'42" W. 409.32 feet; thence S. 89°59'04" E. 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47°03'50") 205.31 feet; thence S. 42°55'14" E. 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71°03'30") 217.11 feet; thence N. 66°01'16" E. 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69°18'42") 447.60 feet; thence N. 03°17'26" W. 157.53 feet to the N. line of the SE 1/4 NW 1/4 of said Section 18.

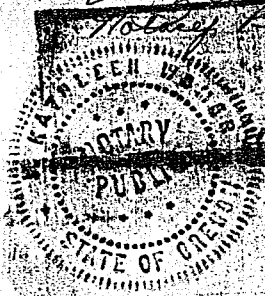
County of Klamath

Subscribed & sworn

before me this 26th day of July 1983

(Agreement of Sale - Page 2)

[Signature]
Notary Public for Oregon



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

on this 26 day of July A.D. 19-83
at 1:39 o'clock P. M. and duly
recorded in Vol. M83 of deeds
Page 12151

EVELYN BIENN, County Clerk

By *[Signature]* Deputy

8.00