

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That WASHBURN ENTERPRISES, INC., an Oregon corporation, hereinafter called "grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey an undivided one-third interest to HARRY R. WAGGONER, an undivided one-third interest to ROBERT A. STEWART and an undivided one-third interest to ROBERT J. HARRAHILL and BETTY L. HARRAHILL, husband and wife, hereinafter called "grantees" and unto grantees' heirs, successors and assigns, in and to 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:

'83 SEP 30 AM 11 02

A tract of land situated in the E $\frac{1}{2}$ E $\frac{1}{2}$ , Section 4, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the southeasterly corner of that tract of land described in Deed Volume M-75, Page 11116, Klamath County deed records, said point being S. 77°03'46" W. 562.46 feet from the East  $\frac{1}{4}$  corner of said Section 4; thence N. 00°06'43" W., along the East line of said tract, 708.91 feet to the intersection with the westerly boundary of Tract 1080, WASHBURN PARK, a duly recorded subdivision; thence southerly along said westerly boundary on a curve to the right (radius point bears S. 65°23'16" W. 440.00 feet and central angle equals 24°40'14") 189.46 feet, S. 00°03'30" W. 401.08 feet, S. 00°04'50" W. 406.57 feet to the Southwest corner of Lot 1, Block 2, said Tract 1080; thence along the arc of a curve to the right (radius point bears N. 00°04'50" E. 27.14 feet and central angle equals 89°48'27") 42.54 feet; thence N. 00°06'43" W. 255.37 feet; thence S. 89°53'17" W. 10.00 feet to the point of beginning, containing 32,925 square feet, with bearings based on said Tract 1080, and being subject to a 10-foot sanitary sewer easement along the westerly line northerly of the point of beginning.

TO HAVE AND TO HOLD the same unto said grantees, their heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

(THIS GRANT EFFECTS AN EXEMPTED PARTITIONING UNDER THE PROVISIONS OF ORS 92.010(8).)

IN WITNESS WHEREOF, grantor, pursuant to a resolution of its board of directors, has caused this instrument to be signed by its president and secretary this 30<sup>th</sup> day of Sept., 1983.

WASHBURN ENTERPRISES, INC.

By Norman A. Turner

(Bargain and Sale Deed - 1)

By Jewell Huston



16857

STATE OF OREGON

County of KLAMATH

ss Sept. 30, 1983

Personally appeared DORMAN A. TURNER and JEWELL HUSTON, who, being first duly sworn, did say that they are the president and secretary, respectively, of WASHBURN ENTERPRISES, INC., an Oregon corporation, and that the foregoing Deed was signed in behalf of said corporation by authority of its board of directors; and they acknowledged said Deed to be its voluntary act and deed.

Before me:

Mara O'Brien  
 NOTARY PUBLIC FOR OREGON  
 My commission expires April 15  
1984

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

on this 30th day of Sept. A.D. 19 83  
 at 11:02 o'clock A M, and duly  
 recorded in Vol. M83 of Deeds  
 Page 16856

EVELYN BIEHN, County Clerk

By Pam Smith Deputy  
 Fee \$8.00

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

Harry R. Waggoner  
P.O. Box 664  
Klamath Falls, Ore  
 (Bargain and Sale Deed - 2) 97607