

TA - 26862

BARGAIN AND SALE DEED - STATUTORY FORM

DONALD W. SCRIBNER, as to an undivided one-half ($\frac{1}{2}$) interest, and ARTHUR HUBER and JUNE E. HUBER, husband and wife, as to an undivided one-half ($\frac{1}{2}$) interest, Grantor, conveys to KENNETH GUSTAFSON and MARY L. GUSTAFSON, husband and wife, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

PARCEL 1 A parcel of land in the Northeast quarter of the Southwest quarter of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the Easterly right of way line of the County Road, North 1,575.7 feet and East 1,664.4 feet from the Southwest corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian; thence Northeasterly along the Easterly line of the said County Road on an arc of a 625.9 feet radius curve left (the long chord of which curve bears North $48^{\circ}04\frac{1}{2}'$ East 109.31 feet) a distance of 109.44 feet to the true point of beginning of this description; thence South $45^{\circ}03'$ East 202.8 feet to the center of Crescent Creek; thence North $45^{\circ}41\frac{1}{2}'$ East a distance of 159.10 feet to a point; thence North $59^{\circ}23'$ West 221.7 feet, more or less, to a point on the Easterly right of way line of said County Road; thence Southwesterly along said Easterly right of way line 104.67 feet, more or less, to the point of beginning.

PARCEL 2 Beginning at the Southwest corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North 1,648.8 feet; thence East 1,745.7 feet; thence Northeasterly along the Easterly right of way line of the County Road on the arc of a 625.9 feet radius curve left (the long chord of which curve bears North $39^{\circ}30'$ East 104.67 feet) a distance of 104.79 feet to the Southerly line of a 20 foot roadway; thence South $59^{\circ}23'$ East along said Southerly line 63.5 feet to the true point of beginning of this description; thence South $59^{\circ}23'$ East 154.2 feet to the center of Crescent Creek; thence North $45^{\circ}41\frac{1}{2}'$ East down the center of said Creek 20.2 feet; thence Northwesterly along a straight line to the true point of beginning.

SUBJECT TO: All easements, conditions, restrictions and reservations of record, if any. - - -

The true consideration for this conveyance is \$30,000.00.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. Grantee should check with the appropriate city or county planning department to verify approved uses.

Dated this 22 day of December, 1983.

Donald W. Scribner
DONALD W. SCRIBNER

Arthur Huber
ARTHUR HUBER
June E. Huber
JUNE E. HUBER

STATE OF OREGON)
County of Clatsop) ss.

December
~~November~~ 22, 1983.

Personally appeared the above named DONALD W. SCRIBNER and
acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

(OFFICIAL SEAL)

OK
Notary Public for Oregon
My Commission Expires: 6-18-87

STATE OF OREGON)
County of Clatsop) ss.

December
~~November~~ 22, 1983.

Personally appeared the above named ARTHUR HUBER and JUNE E. HUBER,
husband and wife, and acknowledged the foregoing instrument to be their
voluntary act and deed. Before me:

(OFFICIAL SEAL)

OK
Notary Public for Oregon
My Commission Expires: 6-18-87

BARGAIN AND SALE DEED
DONALD W. SCRIBNER, ET AL, Grantor
KENNETH GUSTAFSON, ET UX, Grantee.
Route 3, Box 112
Astoria, OREGON 97103
(Grantee's Address)
AFTER RECORDING RETURN TO:
TITLE GURANTY COMPANY
P. O. Box 10960
Eugene, OREGON 97440
(Name & Address)
UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHOULD BE SENT TO:
KENNETH GUSTAFSON, ET UX

(Name & Address)

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

on this 5th day of Jan A.D. 19 84
at 3:45 o'clock P M, and duly
recorded in Vol. MS4 of Deeds
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EVELYN BIEHN, County Clerk
By Pam Smith Deputy
Fee 8.00