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20631

ATC - 84122

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KNOW ALL MEN BY THESE PRESENTS, That First National Bank of Oregon, a national banking Association, Executor of the Estate of Ada Matthews, deceased, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto State of Oregon acting by and through the State Board of Higher Education, as Trustee under the Will of Ada Matthews, deceased, Grantee, its successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A piece or parcel of land situate in S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 34, Township 38 S. R. 11 $\frac{1}{2}$  E.W.M., and more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A. L. Michael to the State of Oregon by deed dated July 18, 1936, recorded in Book 107 of Deeds, at page 23, Klamath County Deed Records, from which the quarter section corner on the Westerly boundary of the said Section 34, T. 38 S. R. 11 $\frac{1}{2}$  E.W.M. bears South 47°03' West 1836.2 feet distant and running thence Easterly along the said Highway boundary to a point which bears North 88°05' East 44.6 feet distant; thence North 0°06' East 50.0 feet, more or less, to a point in the center line of the Dairy-Bonanza Highway as the same is now located and constructed; thence South 89°54' East along said center line 158.0 feet; thence South, along a well established fence line marking the Easterly boundary of that certain tract heretofore conveyed to A. L. Michael by Martin Stoehsler et al by deed dated February 19, 1925, and recorded in Book 66 of Deeds, at page 552, Klamath County Deed Records, 284 feet; thence East 91 feet; thence South along the before mentioned fence line 446 feet, more or less, to a point in the center line of a dry gulch or wash; thence Westerly along the said center line of a dry gulch 310 feet, more or less, to a point from which the said point of beginning bears North 0°34' East; thence North 0°34' East, 636.3 feet, more or less, to the point of beginning;

ALSO: Beginning at a point on the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 34, Township 38 S. R. 11 $\frac{1}{2}$  E.W.M., which is South 1320 feet and East 1564 feet from the NW corner of said Section 34, which point of beginning is the Northeast corner of the Michael's property as described in a deed recorded in Klamath County Deed Records, Volume 66 at page 552; thence South along the East line of said Michael's property a distance of 258 feet; thence East 322 feet, more or less, to the West line of Custer Street in the Townsite of Dairy; thence North along the West line of said Custer Street 258 feet, more or less, to the North line of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 34; thence West 322 feet, more or less, to the point of beginning; all being a portion of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 38 South, R. 11 $\frac{1}{2}$  E.W.M.

THIS INSTRUMENT IS EXECUTED TO CARRY OUT THE TERMS OF THE Will of Ada Matthews, deceased, and pursuant to order of the Circuit Court of the State of Oregon for Klamath County decreeing distribution in the Matter of the Estate of Ada Matthews, deceased.

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns.

*Glenn Gordon, Treasurer*  
*Wesley Newton*  
*Box 18*  
*Dairy, OR 97625*

IN WITNESS WHEREOF, Said Grantor has hereunto set its hand this 30th day  
of November, 1968.

## FIRST NATIONAL BANK OF OREGON

BY H.D. O'Neil  
Vice President

and BY S.E. Herman  
Assistant Cashier

STATE OF OREGON )

County of Multnomah ) SS

On this 30 day of November, 1968, before me appeared H.D. O'Neil

both to me personally known, who being duly sworn, did say that he, the said  
H.D. O'Neil is a Vice President, and he, the said  
S.E. Herman is an Assistant Cashier of First National  
Bank of Oregon, the within named corporation, and that the seal affixed to said  
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 H.D. O'Neil and  
S.E. Herman acknowledged said instrument to be  
the free act and deed of said corporation and that said instrument was executed  
for the purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official  
seal the day and year last above written.

[Signature]  
Notary Public for Oregon

My Commission expires: 11-2-70

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for  
record on the 17th day of April A.D., 1984 at 3:38 o'clock P M,  
and duly recorded in Vol M84, of Deeds on page 6371.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 8.00

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Page 2 - Bargain and Sale Deed

Cleaver Loward  
Vernon Newlin  
Box 18  
Klamath, OR, 97625