

B A R G A I N A N D S A L E D E E D
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HOLLY JO BYRNES, Grantor conveys to GENE R. BYRNES, Grantee, all her right, title and interest in the real property described on the attached Exhibit "A" and by this reference incorporated herein.

The true and actual consideration paid for this conveyance is the sum of \$700.00.

DATED this 23 day of June, 1984.

Holly Jo Byrnes
 HOLLY JO BYRNES

STATE OF ALASKA)

First Judicial District) ss.
 County of

Personally appeared the above-named HOLLY JO BYRNES and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Susan L. Linnis
 NOTARY PUBLIC FOR ALASKA

My Commission Expires: 04/19/87

Unless a change is requested
 all future tax statements shall
 be sent to:

Mr. Gene R. Byrnes
 636 Front Street
 Klamath Falls, Oregon 97601

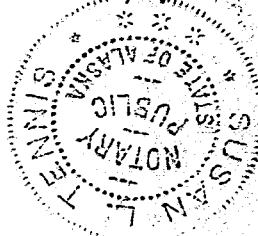
AFTER RECORDING RETURN TO:

Mr. Gene R. Byrnes
 636 Front Street
 Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED

84 AUG 15 04 11-34

ok
 17.00



NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18 Township 38 S., R. 9 E.W.M., together with the right of ingress and egress to and from the land hereby conveyed, over and upon the road presently located upon the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18, Township 38 S., R. 9 E.W.M., EXCEPTING therefrom that portion reserved to W. D. Miller Construction Company by deed dated October 14, 1958, recorded October 21, 1958, in Book 305 Page 166, Deed Records of Klamath County, Oregon.

SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18, Township 38 S., R. 9 E.W.M.

A tract of land situated in Lot 1, Section 18, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, being more particularly described as follows: Beginning at the northeast corner of said Lot 1; thence North 89°25' West along the north line of said Lot 1 to the northerly right of way line of The Dalles-California Highway; thence southeasterly along said right of way line to the east line of said Lot 1; thence North 0°22' East along the east line of said Lot 1 to the point of beginning.

SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18, Township 38 S., R. 9 E.W.M., LESS area occupied by highway as described in Book 95 page 181, Deed Records of Klamath County, Oregon, containing 0.145 acres, more or less; and EXCEPTING THEREFROM a parcel of land in the southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18, lying south of a line drawn parallel to and 347.77 feet Northeasterly at right angles from the centerline of the paved surface of Highway 97 as now constructed.

A parcel of land lying in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, said parcel lying between the northeasterly right of way line of The Dalles-California Highway and a line parallel to and 347.77 feet distant northeasterly from the centerline of The Dalles-California Highway, said parcel being more particularly described as follows: Beginning at a point on the south line of Section 18, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, said point also lying on the northeasterly right of way line of The Dalles-California Highway; thence northwesterly along the northeasterly right of way line of The Dalles-California Highway to a 12" pipe on the west line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18, said 12" pipe being 168.94 feet south of the northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18; thence north along the west line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 18 to a point which lies 347.77 feet northeasterly, when measured at right angles, from the center line of The Dalles-California Highway; thence southeasterly parallel to and 347.77 feet distant from the center line of The Dalles-California Highway to a point on the South line of said Section 18; thence West along the south line of said Section 18 to the point of beginning.

All that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 19, Township 38 S., R. 9 E.W.M.; more particularly described as follows: Beginning at the section corner common to Sections 17, 18, 19 and 20, said Township and Range; thence S. 0°06' West along the East line of said Section 19, a distance of 388.5 feet to a point; thence N. 89°49' West a distance of 174.2 feet to a point; thence S. 0°06' West a distance of 300.0 feet to a point on the North line of Byrd Avenue; thence West along said North line a distance of 60 feet to a point; thence N. 0°06' East a distance of 479.45 feet to a point; thence N. 89°44' West a distance of 427.2 feet to a point; thence N. 38°46' West a distance of 268.15 feet to a point on the North line of said Section 19; thence S. 89°44' East along said North line a distance of 833.95 feet to the point of beginning.

A parcel of land lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 19, Township 38 S., R. 9 E.W.M., Klamath County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to M. Baker, recorded in Book 113 page 525 of Klamath County Records at Board, said parcel being described as follows: Beginning at a point 167 feet South and 177 feet West from the quarter corner common to Sections 19 and 20, Township 38 South, Range 9 E.W.M. said point also being 364 feet South and 53 feet East from the Southeast corner of Block 25, of the Chelsea Addition to the City of Klamath Falls and 20 feet Easterly (at right angles) from the center line of the Chelsea railroad spur; thence South 27°25' East, parallel to and 120 feet distant from the center line of the Chelsea railroad spur a distance of 120 feet; thence North 62°35' East a distance of 65 feet; thence North 27°25' West a distance of 120 feet; thence South 62°35' West a distance of 65 feet to the point of beginning, containing 0.18 acre.

Lot 1, Block 25, Chelsea Addition according to the official plat on record in Klamath County, Oregon.

Lot 12, Block 25 Chelsea Addition to the City of Klamath Falls, State of Oregon.

An undivided 1/2 interest in all of Block 11 Second Addition to the City of Klamath Falls, Oregon. SAVING AND EXCEPTING portion deeded to City of Klamath Falls, in Volume 316 page 162 Deed Records of Klamath County, Oregon.

An undivided $\frac{1}{2}$ interest in Lot 5, Block 19; Lots 11 and 12, Block 20, Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

All of Lot 3, Block 11, Hot Springs Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of County Clerk in and for the said County and State.

Lots 12A, 12B, 12C, 12D, 13, 14A, 14B, 15A and 15B, Block 2, Railroad Addition to Klamath Falls, Oregon.

A parcel of land situated in Lots 1 and 5, Section 25, Township 37 S., R. 8 E.W.M. in Klamath County, Oregon, containing 10.0 acres, more or less, and more fully described as follows: Beginning at the meander corner on the Easterly boundary of the said Section 25, Township 37 S., R. 8 E.W.M., from which the Northeasterly corner of the said Section 25 bears North 1°17' East, 1507.4 feet distant, and running thence South 0°33' West along the said Easterly boundary of the said Section 25, 460.6 feet; thence West 466.6 feet, more or less, to a point in the Easterly boundary of the right of way of the relocated Dalles-California Highway, as the same is now established and staked on the ground; thence Northerly along the said right of way boundary 1515 feet, more or less, to its intersection with the Westerly boundary of the right of way of the original Dalles-California Highway as the same is now located and constructed; thence Southeasterly along the last mentioned right of way boundary 1185 feet, more or less, to its intersection with the said easterly boundary of the said Section 25; thence South 1°17' West 5 feet, more or less, to the said point of beginning; SAVING AND EXCEPTING that portion thereof conveyed to State of Oregon, by and through its State Highway Commission by deed recorded January 28, 1942, Vol. 144 page 481, records of Klamath County, Oregon, ALSO RESERVING AND EXCEPTING from said property a parcel of land 25 feet in width, being 12½ feet on each side of the following described center line: Beginning at a point in the line marking the Easterly boundary of said Section 25, from which the above-mentioned meander corner bears North 0°33' East 176.4 feet distant and running thence North 27°39' West 597.7 feet; thence North 26°20' West 222.6 feet; thence West 125.4 feet, more or less, to a point in the above-mentioned Easterly boundary of the right of way of the relocated Dalles-California Highway as the same is now established and staked upon the ground. EXCEPTING THEREFROM a piece or parcel of land situated in the NE¼ of Section 25, Township 37 S., R. 8 E.W.M. in Klamath County, Oregon, and being more particularly described as follows: Beginning at an iron pipe on the Easterly right of way line of State Highway U.S. 97, as the same is presently located and constructed on the ground, from which monument marking the meander corner common to Section 25, Township 37 S., R. 8 E.W.M. and Section 30, Township 37 S., R. 9 E.W.M., bears South 51°02'-3/4' East 628.9 feet distant (said point of beginning being also 50.0 feet distant from when measured at right angles to, Station 329+24.3 of the centerline of said Highway No. 97); thence North 69°12'-1/3' East 230.0 feet, more or less, to the Westerly right of way line of the County Road (Old Highway No. 97), which point is 30.0 feet from, when measured at right angles to the centerline of said county road, and from which point an iron pipe reference monument bears North 69°12'-1/3' East 10.0 feet distant; thence following the said Westerly right of way line of said County Road in a Northerly and Westerly direction to its intersection with the Easterly right of way line of said State Highway No. U.S. 97; thence Southerly and Easterly along the said Easterly right of way line of said State Highway to the point of beginning. The basis of bearings for the above description being South 1°31' East for the centerline of the said State Highway from the said Station 329+24.3 Southerly.

Section 19: SW 1/4, SW 1/4, Lot 4
Section 30: NE 1/4, E 1/4, Lots 1, 2, 3, 4 and 5
Section 31: Lot 1

STATE OF OREGON: COUNTY OF KLAMATH : ss

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 15 day of August A.D., 1984 at 11:34 o'clock A. M., and duly recorded in Vol M84, of Deeds on page 13979.

EVELYN BIEHN, COUNTY CLERK

by: T Am Smith, Deputy

Fee: \$ 16.00 Index: \$1.00