

45023

MTC-19219
BARGAIN AND SALE DEED

HUGH ROBERT KNIGHT, Grantor, conveys to FIRST INTERSTATE BANK OF OREGON, a National Banking Association, as Trustee under that certain agreement with HUGH ROBERT KNIGHT as Trustor, which agreement is dated May 16, 1984, as Grantee, the real property described in Exhibit "A" attached hereto and by this reference incorporated herein.

The true and actual consideration for this conveyance in terms of dollars is ZERO, however, includes other value, given or promised.

The address for tax statements if FIRST INTERSTATE BANK OF OREGON, _____.

DATED this 16 day of May, 1984.

Hugh R Knight
HUGH ROBERT KNIGHT

STATE OF OREGON)

County of Jackson) ss.

May 16, 1984.

Personally appeared the above-named HUGH ROBERT KNIGHT, known to me to be such individual, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Robert S. Humes
Notary Public for Oregon
My Commission Expires: 3-9-88

After recording return to:

First Interstate Bank of Oregon, N.A.
P. O. Box 2971, Agribusiness Department
Portland, Oregon 97208
NAME, ADDRESS, ZIP

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

First Interstate Bank of Oregon, N.A.
P. O. Box 2971, Agribusiness Department
Portland, Oregon 97208
NAME, ADDRESS, ZIP

EXHIBIT "A"

PARCEL 1:

NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The south half of the southwest quarter, the northeast quarter of the southwest quarter, and the southeast quarter of the northwest quarter of Section sixteen in Township thirty south of Range nine east of the Willamette Meridian, Oregon, containing one hundred sixty acres.

PARCEL 3:

The West half of the North West quarter of Section 15 and the East half of the North East quarter of Section 16, both in Township 30 South, Range 9 East of the Willamette Meridian in Oregon, containing 160 acres more or less.

PARCEL 4:

S/2-SE/4, NW/4-SE/4, Sec. 17, Twp. 30 S., R. 9 E.W.M., Oregon, containing 120 acres; being part of the original allotment of Lizzie Knight, No. 268.

PARCEL 5:

W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and E $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 17, Township 30 S., Range 9 E., W.M., Oregon, containing 40 acres.

PARCEL 6:

SE/4-NE/4, W/2-NE/4-NE/4, E/2-NW/4-NE/4, Sec. 17, and N/2-NE/4, Sec. 20, all in Twp. 30 S., R. 9 E.W.M., Oregon, containing 160 acres.

EXCEPTING: BEGINNING at a point 900 feet east of the southwest corner of the North half of the northeast quarter of Section 20, Township 30 South, Range 9 east Willamette Meridian, thence continuing due east for 660 feet and thence north for 660 feet and

PARCEL 6, con't:

thence west for 650 feet and thence south 660 feet to the point of beginning, comprising a tract of ten acres from what was originally known as the Rebecca Orr allotment, in Klamath County, Oregon. EXCEPTING THEREFROM ALL TIMBER.

PARCEL 7:

E2 SE4 Sec. 20, Twp. 30 S., Rge. 9 East of the Willamette Meridian in Oregon containing 80 acres.

EXCEPTING: E $\frac{1}{2}$ SE $\frac{1}{2}$ lying Southwesterly of Military Crossing Road, in Section 20, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 8:

NE $\frac{1}{4}$ and N $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 26, Township 30 South, Range 8 East, W.M. in Oregon, containing 240 acres.

PARCEL 9:

S $\frac{1}{2}$ NE $\frac{1}{4}$ (or Lots 9, 10, 15, 16) sec. 33, T. 35 S., R. 7 E., W.M., Oregon, less 21.70 acres sold to Abner Kirk described as follows:

Beginning at a point in the northeast corner of Lot 9, sec. 33, T. 35 S., R. 7 E., W.M., Oregon; thence south along east line of said Lot 9 and Lot 16, said sec. 33, to a point in the southeast corner of said Lot 16, 1320 feet; thence west along south line of said Lot 16, 600 feet to a point in the center of the Southern Pacific Railroad right of way; thence in northwesterly direction along center line of said railroad right of way, 1341 feet to a point in the north line of said Lot 9; thence east along north line of said Lot 9, 835 feet to a point of beginning, being all that portion of said Lots 9 and 16 lying east of said railroad right of way, containing 21.70 acres, more or less;

Containing 58.30 acres, more or less, but subject to a life estate in the said 58.30 acres of land reserved by Lizzie Blair Knight Kirk.

PARCEL 10:

Beginning at a point in the northwest corner of Lot 2, sec. 33, T. 35 S., R. 7 E., W.M., Oregon; thence east along the north line of Lots 2 and 1, said sec. 33, 157 $\frac{1}{2}$ feet to a point in the center line of the S.P.R.R. right of way; thence 670 feet in a south-

PARCEL 10, con't:

easterly direction along center line of said right of way to a point in south line of said Lot 1; thence west along south line of said Lots 1 and 2, 1690 feet to a point in southwest corner, said Lot 2; thence north along west line of said Lot 2, 660 feet to the point of beginning; being all of said Lot 2 and all that portion of said Lot 1 lying west of center line of said railroad right of way; containing 23.50 acres, more or less;

Beginning at a point in the northwest corner, Lot 7, sec. 33, T. 35 S., R. 7 E., W.M., Oregon; thence east along the north line of said Lots 7 and 8, said sec. 33, 1690 feet to a point in the center line of S.P.R.R. right of way; thence in a southeasterly direction 670 feet along center line of said right of way to a point in south line of said Lot 8; thence west along south line of said Lots 8 and 7, 1805 feet to a point in southwest corner said Lot 7; thence north along west line of said Lot 7, 660 feet to a point of beginning; being all of said Lot 7 and all that portion of said Lot 8 lying west of center line of said railroad right of way; containing 26.50 acres, more or less.

That part of Lot 1 sec. 33, T. 35 S., R. 7 E., W.M., Oregon, lying east of the S.P.R.R. and west of the Dalles-California highway, described as follows: beginning at the point where the north line of Lot 1, sec. 33, T. 35 S., R. 7 E., intersects the west right of way line of the Dalles-California highway; thence south 11° east following the said right of way line approximately 668 feet to the point of intersection with the south line of said Lot 1, thence due west a distance of approximately 260 feet to the point of intersection of the said south line of Lot 1 with the east right of way line of the S.P.R.R.; thence north 11° west following the said right of way line of the S.P.R.R., a distance of approximately 668 feet to the point of intersection with the north line of Lot 1; thence due east a distance of approximately 260 feet to the point of beginning of this survey, which encloses an area of approximately four acres more or less.

That part of Lot 8, sec. 33, T. 35 S., R. 7 E., W.M., Oregon, lying east of the S.P.R.R. and west of the Dalles-California highway, described as follows: beginning at the point where the north line of Lot 8, sec. 33, T. 35 S., R. 7 E., intersects the west right of way line of the Dalles-California highway, thence south 11° east following the said right of way line approximately 668 feet to the point of intersection with the south line of said Lot 8; thence due west a distance of approximately 260 feet to the point of intersection of the said south line of Lot 8 with the east right of way line of the S.P.R.R.; thence north 11°

PARCEL 10, con't:

west following the said right of way line of the S.P.R.R. a distance of approximately 668 feet to the point of intersection with the north line of Lot 8; thence due east a distance of approximately 260 feet to the point of beginning of this survey, which encloses an area of approximately four acres, more or less;

Containing in all 58 acres, more or less, but subject to a reservation of life estate by Lizzie Elair Knight Kirk and

EXCEPTING that portion of Government Lot 1 lying West of Railroad and all of Government Lot 2, in Section 33 Township 35 South, Range 7 East of the Willamette Meridian, SAVING AND EXCEPTING the Westerly 60 feet thereof and the Southerly 60 feet thereof. Situated in Klamath County, State of Oregon.

FURTHER EXCEPTING The Northerly 525 feet of Government Lot 1, Section 33, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, lying southerly of Day School Road, Easterly of Southern Pacific Railroad right of way and Westerly of State Highway 97, containing 3.5 acres, more or less.

PARCEL 11:

All that real property situated in Township 35 South, Range 7 East of the Willamette Meridian and being a portion of Section 33 more particularly described as follows:

That portion of Government lot 1 lying west of Railroad and all of Government lot 2, in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, SAVING AND EXCEPTING the westerly 60 feet thereof and the southerly 60 feet thereof.

PARCEL 12:

NE $\frac{1}{4}$ of Section 30, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

-4- EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 14th day of January A.D., 1985 at 1:05 o'clock P. M., and duly recorded in Vol. M85, of Deeds on page 769.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 21.00