

BARGAIN AND SALE DEED

DOROTHY M. NICHOLSON, Grantor, hereby conveys to Charles Roger Nicholson, Trustee of the DOROTHY M. NICHOLSON TRUST, Grantee, the following described real property located in Klamath County, Oregon:

PARCEL #1: The real property located in Klamath County, Oregon, which is described as follows:

A piece or parcel of land containing 41.16 acres, more or less, and situated in the South Half of the Northeast Quarter of the Northeast Quarter (S½NE¼NE¼) and the Southeast Quarter of the Northeast Quarter (SE¼NE¼) of Section 3, T. 34 S., R. 7½E.W.M. in Klamath County, Oregon, and more particularly described as follows:

Beginning at the East Quarter corner of the said Section 3, thence Westerly along the East and West center line of the said Section 3, which marks the Southerly boundary of the said Southeast Quarter of the Northeast Quarter of the said Section 3, 945.0 feet, thence Northerly in a straight line to a point in the line marking the Northerly boundary of the said South Half of the Northeast Quarter of the Northeast Quarter (S½NE¼NE¼) of the said Section 3, which is 870.0 feet Westerly from the Northeast corner of the said South Half of the Northeast Quarter of the Northeast Quarter (S½NE¼NE¼) of the said Section 3., thence Easterly along the said boundary line 870.0 feet to said Northeast corner of the said South Half of the Northeast Quarter of the Northeast Quarter (S½NE¼NE¼) of the said Section 3., which is a point in the section line marking the Easterly boundary of said Section 3, thence Southerly along the said section line marking the Easterly boundary of the said Section 3, to the said point of beginning.

PARCEL #2: The following described real property located in Klamath County, Oregon:

Lot One (1) and the North Twenty-five (25) feet of Lot Two (2) in Block Three (3) of Hoyt's Addition to Fort Klamath Oregon, according to the duly recorded plat of said Addition.

Until a change is requested, all tax statements should be sent to: Charles Roger Nicholson, Trustee, P.O. Box 458, Ft. Klamath, OR 97626.

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Lots Three (3) and Four (4) of Section Sixteen (16) in Township Thirty-three (33) South, Range Seven and one-half (7½) East of Willamette Meridian, excepting a tract 210 feet by 420 feet in the Southwest corner of Lot Four (4) and a tract 150 feet by 175 feet in the Southeast corner of Lot 4, and a tract 140 feet by 100 feet on the East side of Lot 4 as shown in deed to B. S. Grigsby, recorded December 31, 1929, in Book 89 of Deeds, page 494, records of Klamath County, Oregon; also excepting a tract of land 40 feet wide and 1125 feet long on the West side of Reserve Street as shown by deed to Klamath County, recorded October 24, 1922, in Book 59 of Deeds, page 258, Records of Klamath County, Oregon; also excepting portion conveyed to Harry Baum, by deed recorded December 28, 1935, on page 484 of Vol. 105 of Deeds, records of Klamath County, Oregon.

All of Blocks One (1), Two (2) and Four (4) of Gardner Addition to the Town of Fort Klamath, Oregon, containing 13 lots, according to the duly recorded plat of said Addition.

A parcel, beginning at a point 1560.4 feet North 0°18' East of the corner common to Sections 15, 16, 21 and 22, Township 33 South of Range 7½ East of Willamette Meridian; thence North 0°18' East 397.8 feet; thence West 658.6 feet, more or less, to the Easterly line of Reserve Street; thence South 16°05' East 414.3 feet; thence East 542.2 feet to the place of beginning; being the Northerly portion of that certain tract of land deeded to S. B. Gardner by C. E. Hoyt and wife, and J. B. C. Taylor, October 27, 1908, and lying immediately North of Gardner Addition to Fort Klamath, Oregon.

Subject to existing rights of way for electric transmission lines and public roads.

Also subject to rights of well water as shown by deed recorded in Volume 105 of Deeds, page 484, records of Klamath County, Oregon.

Together with all water rights appurtenant thereto.

PARCEL #3: An undivided one-half interest as tenant in common in the following described real property located in Klamath County, Oregon:

The South half of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian, lying Easterly of the Easterly right-of-way line of the Crater Lake Highway as the same is now located and constructed; SUBJECT TO: the exceptions set forth in the deed of conveyance identified as instrument number 17420, recorded at Volume 290, Page 49, Deed Records of Klamath County, Oregon.

This conveyance is a revocable gift which may be revoked by the Grantor at any time prior to the death of the Grantor, and the true consideration for this conveyance is \$0.00.

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

DATED this 25th day of Feb, 1985, ~~December, 1984.~~

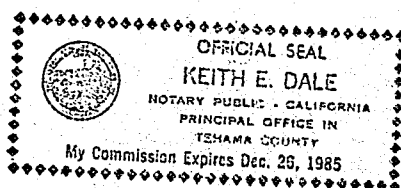
GRANTOR:

Dorothy M. Nicholson
Dorothy M. Nicholson

CALIFORNIA
STATE OF OREGON)
Tehama) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 25th day of February, 1985, by Dorothy M. Nicholson, as Grantor.

Keith E. Dale
Notary Public for Oregon-CALIFORNIA
My Commission Expires: 12-26-85



STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 27th day of February A.D., 19 85 at 9:37 o'clock A M, and duly recorded in Vol M85, of Deeds on page 2920.

Fee: \$ 13.00

EVELYN BIEHN, COUNTY CLERK

by: Sam Smith, Deputy