

1-1-74

50496

BARGAIN AND SALE DEED

Vol. 185 Page 10047

KNOW ALL MEN BY THESE PRESENTS, That KETTENBURG LAND & CATTLE CO., an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WOLFGANG KETTENBURG and CAREN KETTENBURG, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See "Exhibit A" attached hereto and incorporated by reference herein.

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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (If not applicable, should be deleted. See ORS 23.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27 day of June, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

KETTENBURG LAND & CATTLE CO.

by: Wolfgang Kettenburg President

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of } ss.

The foregoing instrument was acknowledged before me this 27 day of June, 1985, by

STATE OF OREGON, County of Klamath } ss.

June 27, 1985, by Wolfgang Kettenburg,

president, and by

secretary of

KETTENBURG LAND & CATTLE CO.

Oregon

corporation, on behalf of the corporation.

Notary Public for Oregon

NOTARY PUBLIC (SEAL) My Commission Expires 5-24-88

(SEAL)

My commission expires:

My commission expires: 5/24/88

KETTENBURG LAND & CATTLE CO.

5403 Shirley

Tarzana, CA 91356

GRANTOR'S NAME AND ADDRESS

Wolfgang and Caren Kettenburg

5403 Shirley

Tarzana, CA 91356

GRANTEE'S NAME AND ADDRESS

After recording return to:

Neal G. Buchanan, Attorney at Law

601 Main Street, Suite 210

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

85 JUL 1 AM 9 25

CH 9.60

DESCRIPTION OF PROPERTY

10048

**PARCEL 1:** A parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7 Township 38 South, Range 9 E.W.M. being more particularly described as follows: Beginning at a point on the Westerly line of the right of way of the Old Dalles California Highway, which point bears North 89° 42' West a distance of 770.8 feet and thence North 6°02' East a distance of 176.5 feet from the quarter section corner common to Sections 7 and 18 Township and Range aforesaid, the said point being at the Southeast corner of the Tract herein described; thence North 6°02' East along said Westerly right of way line a distance of 114.4 feet; thence North 89°42' West to a point that is South 89°42' East 200 feet from the Easterly boundary line of the new The Dalles-California Highway; thence Southerly parallel to said Easterly boundary and 200 feet distant therefrom a distance of 113.8 feet, more or less, to a point that is North 89°42' West from the point of beginning; thence South 89°42' East to the point of beginning.

EXCEPTING that portion described as follows: Commencing at the one quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence North 89°42' West 770.80 feet to a point on the Westerly right of way line of the former Dalles California Highway, now a County Road; thence North 06°02' East along said Westerly right of way line, 280.90 feet to the point of beginning for this description; thence North 89°42' West 260.00 feet; thence North 06°02' East 10.00 feet; thence South 89°42' East 260.00 feet to a point on the Westerly right of way line of the aforementioned County Road; thence South 06°02' West 10.00 feet to the point of beginning.

**PARCEL 2:** A parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7 Township 38 South, Range 9 E.W.M., being more particularly described as follows:

Beginning at a point on the Westerly right of way line of the old The Dalles-California Highway which bears North 89°42' West 770.8 feet and North 6°02' East 20.1 feet from the quarter section corner common to Sections 7 and 18 Township 38 South, Range 9 E.W.M., continuing thence North 6°02' East a distance of 156.4 feet to a point thence North 89°42' West to a point that is South 89°42' East 200 feet from the Easterly boundary of the new The Dalles-California Highway; thence Southerly parallel to and 200 feet distant from said Easterly boundary a distance of 155.63 feet, more or less, to a point that is North 89°42' West of the point of beginning; thence South 89°42' East, to the point of beginning.

**PARCEL 3:** A parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7 Township 38 South, Range 9 E.W.M., being more particularly described as follows:

Beginning at a point which is on the Westerly line of the right of way of the old The Dalles-California Highway, which point bears North 89°42' West a distance of 770.8 feet and thence North 6°02' East a distance of 290.9 feet from the quarter section corner common to Sections 7 and 18 Township and Range aforesaid; thence North 89°42' West to a point which is South 89°42' East 200 feet from the Easterly boundary line of the new The Dalles-California Highway which point is the true point of beginning; thence continuing North 89°42' West a distance of 200 feet to the Easterly boundary line of said highway; thence Southerly along said Easterly boundary to a point which is North 89°42' West of a point which is North 89°42' West 770.8 feet and North 6°02' East 20.1 feet from said section corner common to Sections 7 and 18; thence South 89°42' East 200 feet to a point; thence Northerly parallel to said Easterly boundary and 200 feet distant therefrom to the point of beginning.

Addendum.

Exhibit A

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 1st day of July A.D. 19 85 at 9:25 o'clock AM., and  
duly recorded in Vol. MS5, of Deeds on Page 10047

EVELYN BIEHN, County Clerk  
By *P. Smith*

Fee: \$9.00