

50780

RECORDING REQUESTED BY
MOUNTAIN TITLE CO.

Vol. M85 Page 10528

AND WHEN RECORDED MAIL TO

John F. & Deloris M. Hancock
4824 Tingley Lane
Klamath Falls, OR 97601

Tax Statements to:
Grantee at address above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MTC# 14172-P
Bargain And Sale Deed

L-7791
REV. 11-81

KNOW ALL MEN BY THESE PRESENTS: That SOUTHERN PACIFIC TRANSPORTATION COMPANY, a Delaware corporation Grantor, in consideration of \$ 3,006.00 paid to it, does hereby grant, bargain, sell and convey unto JOHN F. HANCOCK AND DELORIS M. HANCOCK, joint ownership, as husband and wife Grantee, and its successors and assigns, that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, situated in the County of Klamath State of Oregon, and more particularly described in Exhibit A, attached and hereby made a part hereof, subject to easements, covenants, conditions, reservations and restrictions of record.

Grantor excepts from the property hereby conveyed that portion thereof lying below a depth of 500 feet, measured vertically, from the contour of the surface of said property; however, Grantor, or its successors and assigns, shall not have the right for any purpose whatsoever to enter upon, into or through the surface of said property or any part thereof lying between said surface and 500 feet below said surface.

TO HAVE AND TO HOLD said property unto Grantee, and its successors and assigns, forever.

In construing this deed, the singular includes the plural as the circumstances may require.

The foregoing recital of consideration is true as Grantor verily believes, and is the true and actual consideration paid.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this 1st day of July, 1985.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

SOUTHERN PACIFIC TRANSPORTATION COMPANY

By

(Title)

VICE PRESIDENT

Attest

Secretary

Approved as to form
by General Counsel
March 1, 1981

SN.
26 JUNE 85

EXHIBIT "A"

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A parcel of land situated in the Northwest Quarter of Section 16, Township 39 South, Range 9 East Willamette Meridian, County of Klamath, State of Oregon, described as follows:

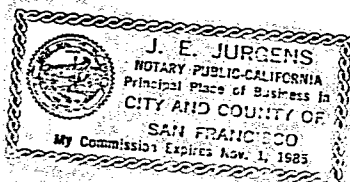
Beginning at the northeasterly corner of Lot 1, as said Lot is shown on that certain map entitled "Imperial Acres", as per map recorded in Book 7 of maps, Page 171, Records of said County, in the northwesterly line of Klamath Falls - State Line Highway (60 feet wide) as shown in said map, said corner bears South $81^{\circ}00'15''$ East 1223.95 feet from the Northwest corner of said Section; thence South $89^{\circ}06'57''$ West along the northerly line of said Lot 1 and the northerly line of Lot 19 of said Imperial Acres, being parallel with and distant 210 feet southerly, measured at right angles from the northerly line of said Section 16, a distance of 689.64 feet to the northwesterly line of said Lot 19; thence South $42^{\circ}08'03''$ West along last said northwesterly line, 179.65 feet; thence North $47^{\circ}05'15''$ West 26.70 feet to a line that is parallel and concentric with and distant 25 feet southerly, measured at right angles and radially from the original located center line of Southern Pacific Transportation Company's southerly wye track; thence along said parallel and concentric line, the course and curvature thereof as follows: North $40^{\circ}08'15''$ East 73.03 feet to a point, and northeasterly, easterly and southeasterly on a curve to the right, having a radius of 612.27 feet, a central angle of $82^{\circ}54'22''$ (tangent to said curve at last

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mentioned point is last described course), an arc distance of 885.94 feet to said northwesterly line of Klamath Falls-State Line Highway; thence leaving last said parallel and concentric line, South 21°42'00" West along last said northwesterly line, 52.42 feet to the Point of Beginning.

STATE OF CALIFORNIA
City and County of San Francisco } S.S.

On this 1st day of July in the year One Thousand Nine Hundred and Eighty FIVE
before me, J. E. JURGENS, a Notary Public in and for the City and County of San Francisco, State of California, personally appeared
E. P. AUGER AND A. G. RICHARDS



personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as
VICE PRESIDENT AND SECRETARY
or on behalf of the corporation therein named and acknowledged to me that the corporation executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year in this certificate first above written.

Corporation

My Commission Expires November 1, 1985

J. E. JURGENS
Notary Public in and for the City and County of San Francisco, State of California.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 9th day of July A. D. 19 85 at 10:16 clock A.M., and
duly recorded in Vol. M85, of Deeds on Page 10528

EVELYN BIEHN, County Clerk

By Bernetha J. Heloch

Fee \$13.00