

BARGAIN AND SALE DEED

Vol. 115, Page 11170

CA 51086

KNOW ALL MEN BY THESE PRESENTS, That AUDIE SOYLAND and LINDA SOYLAND, husband and wife, JOHN R. MILLER, and ERVIN R. BICKFORD, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LINDA SOYLAND, as to an undivided 1/2 interest and ERVIN R. BICKFORD, as to an undivided 1/2 interest 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 ATTACHED LEGAL DESCRIPTION

(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 \$64,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 8th day of July, 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.

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.

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

STATE OF OREGON,) ss.

County of Klamath,)

The foregoing instrument was acknowledged before me this 8th day of July, 1985, by JOHN R. MILLER, AUDIE SOYLAND, and LINDA SOYLAND.

Kristi L. Redd
Notary Public for Oregon

(SEAL)

My commission expires: 11/16/87

AUDIE SOYLAND
LINDA SOYLAND

JOHN R. MILLER
ERVIN R. BICKFORD

STATE OF OREGON, County of Klamath,) ss.

The foregoing instrument was acknowledged before me this July 12, 1985, by Ervin R. Bickford, president, and by _____, secretary of _____

a _____ corporation,) ss.

Notary Public for Oregon Maine

My commission expires: _____ (If executed by a corporation, affix corporate seal)

DANA E. CRATTY
By Commission Expires December 6, 1987
(SEAL)

Audie & Linda Soyland, Ervin R. Bickford, & John R. Miller STATE OF OREGON,) ss.

County of _____

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

NAME ADDRESS, ZIP

NAME ADDRESS, ZIP

GRANTOR'S NAME AND ADDRESS Linda Soyland and Ervin R. Bickford 941 Ponderosa Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

RECORDER'S USE

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

SUBJECT TO:

1. Contract, including the terms and provisions thereof;
Dated: October 29, 1976
Recorded: November 4, 1976
Volume: M76, page 17586, Microfilm Records of Klamath County, Oregon
Vendor: Ernest Sessom and Doris Sessom, husband and wife
Vendee: Earle G. Milbradt and Ruth A. Milbradt, husband and wife

The vendee's interest in said contract was assigned by instrument,
Dated: October 12, 1982
Recorded: October 15, 1982
Volume: M82, page 13764, Microfilm Records of Klamath County, Oregon
To: Audie Soyland, Linda Soyland, husband and wife, John R. Miller, & Ervin R. Bickford

The Grantees hereby agree to assume and pay in full the above described Contract and Grantees agree to hold Grantors harmless therefrom.

2. An easement created by instrument, including the terms and provisions thereof
Dated: September 24, 1981
Recorded: September 24, 1981
Volume: M81, page 17088, Microfilm Records of Klamath County, Oregon
In favor of: CP National Corporation
For: 10 foot wide and 200 feet along the Southwesterly property line
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: October 1, 1982
Recorded: October 15, 1982
Volume: M82, page 13767, Microfilm Records of Klamath County, Oregon
Amount: \$27,141.17
Grantor: Audie Soyland and Linda Soyland, husband and wife, John R. Miller, and Ervin R. Bickford
Trustee: Transamerica Title Insurance Company
Beneficiary: Earle G. Milbradt and Ruth A. Milbradt, husband and wife

The Grantees herein hereby agree to assume and pay in full the above described Trust Deed and Grantees agree to hold Grantor harmless therefrom.

4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: June 8, 1983
Recorded: August 1, 1983
Volume: M83, page 12599, Microfilm Records of Klamath County, Oregon
Amount: \$49,469.57
Grantor: Audie Soyland, Linda Soyland, John R. Miller, and Ervin R. Bickford
Trustee: Mountain Title Company, Inc.
Beneficiary: Ervin R. Bickford

The Grantees named herein hereby agree to assume and pay in full the above described Trust Deed and Grantees agree to hold Grantor harmless therefrom.

5. Financing Statement,
Recorded: September 14, 1983
Volume: M83, page 15843, Microfilm Records of Klamath County, Oregon
Debtor: Audie and Linda Soyland
Creditor: CP National Corp.

The Grantees named herein hereby agree to assume and pay in full the above described Financing Statement and Grantees agree to hold Grantors harmless therefrom.

6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: May 11, 1984
Recorded: May 16, 1984
Volume: M84, page 8030, Microfilm Records of Klamath County, Oregon
Amount: \$12,150.00
Grantor: Audie and Linda Soyland, John R. Miller, and Ervin R. Bickford
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings & Loan Association

The Grantees named herein hereby agree to assume and pay in full the above described Trust Deed and Grantees agree to hold Grantors harmless therefrom.

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7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: July 25, 1984
Recorded: July 26, 1984
Volume: M84, page 12649, Microfilm Records of Klamath County, Oregon
Amount: \$15,270.00
Grantor: Audie and Linda Soyland, John R. Miller, and Ervin R. Bickford
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees named herein hereby agree to assume and pay in full the above described Trust Deed and Grantees hereby agree to hold Grantors harmless therefrom.

8. Limitations affecting the lien or charges of the Mortgage shown as Exception Nos. 3, 4, 5, 6, and 7 above arising by reason of the fact that the Mortgagor is not vested with legal title to the property.
9. Contract, including the terms and provisions thereof,
Dated: May 4, 1979
Recorded: May 9, 1979
Volume: M79, page 10570, Microfilm Records of Klamath County, Oregon
Vendor: Fred Morton and Cora Ethel Morton, husband and wife
Vendee: Paul Steve Fox and Mary A. Fox

The vendees interest was assigned by instrument,

Dated: January 16, 1984

Recorded: March 9, 1984

Volume: M84, page 3895, Microfilm Records of Klamath County, Oregon

To: John R. Miller, Ervin R. Bickford, and Audie Soyland and Linda Soyland
(with other property which includes Parcel 4 described herein)

The Grantees named on this Deed do not agree to assume nor pay the above described Contract.

The following described real property in Klamath County, Oregon:

PARCEL 1

Beginning at a point which lies on the Westerly right of way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1230.3 feet and North 89° 49' West a distance of 486.54 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 6° 02' West parallel to the Westerly right of way line of the Dalles-California Highway a distance of 90 feet to a point; thence North 89° 49' West parallel to the East-West quarter line a distance of 385.0 feet to a point which lies on the Easterly right of way line of the new Highway; thence in a Northwesterly direction following the Easterly right of way line of the New Highway a distance of 91.5 feet to a point; thence South 89° 49' East parallel to the East-West quarter line a distance of 403 feet more or less to the point of beginning, in the N½ of the SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 2

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Beginning at a point on the Westerly right of way line of the old Dalles-California Highway which lies North $89^{\circ} 49'$ West a distance of 489.5 feet and South $6^{\circ} 02'$ West along the Westerly right of way line of the old Dalles-California Highway a distance of 1320.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: Continuing South $6^{\circ} 02'$ West along the Westerly right of way line of the old Dalles-California Highway a distance of 60.3 feet to a point; thence North $89^{\circ} 49'$ West parallel to the East-West quarter line a distance of 844 feet to a point on the Easterly right of way line of the new Dalles-California Highway; thence in a Northwesterly direction along the Easterly right of way line at the new Dalles-California Highway a distance of 61 feet to a point; thence South $89^{\circ} 49'$ East parallel to the East-West quarter line a distance of 871.54 feet more or less to the point of beginning, in the SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North $89^{\circ} 49'$ West a distance of 489.5 feet and South $6^{\circ} 02'$ West along the Westerly right of way line of the Dalles-California Highway a distance of 1380.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: South $6^{\circ} 02'$ West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North $89^{\circ} 49'$ West a distance of 786.54 feet to a point which lies on the Easterly right of way line of the new highway; thence in a Northwesterly direction following Easterly right of way line of the new highway a distance of 182.98 feet to a point; thence South $89^{\circ} 49'$ East a distance of 844 feet more or less to a point of beginning, in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian,

EXCEPT THAT PORTION described as follows:

Beginning at a point in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which is North $89^{\circ} 49'$ West 489.5 feet to the Westerly right of way line of the old Dalles-California Highway; thence South $6^{\circ} 02'$ West along said highway right of way line, a distance of 1,560.6 feet, and thence North $89^{\circ} 49'$ West, 486.54 feet, from the center one-quarter corner of said Section 7, which point of beginning is the Southwest corner of a parcel of land described in a deed recorded in the Klamath County Deed Records, Volume 233 at page 170; thence North $89^{\circ} 49'$ West 299.46 feet, more or less, to the Easterly right of way line of the new Dalles-California Highway; thence North $11^{\circ} 37'$ West along said highway right of way line, a distance of one (1) foot; thence North $85^{\circ} 39'$ East 302.64 feet, to a point on the West line of that parcel of land described in a deed recorded in Klamath County Deed Records, Volume 233 at page 170; thence South $6^{\circ} 02'$ West 25 feet to the point of beginning; being a portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

JG JH
XEB

LEGAL DESCRIPTION - PARCEL 4
ADDITIONAL PROPERTY FOR CAMPGROUND

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A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the westerly right of way line of Wocus Road (formerly The Dalles-California Highway) which lies N.89°49'00"W., 489.5 feet and S.06°02'00"W., 1560.6 feet from the iron pin which marks the center 1/4 corner of Section 7 of said Township and Range; thence N.89°49'00"W., 242.00 feet to the True Point of Beginning of this description; thence N.89°49'00"W., 244.54 feet; thence N.06°02'00"E., 25.00 feet; thence S.85°40'00"W., 55.09 feet thence S.00°11'00"W., 199.60 feet; thence S.89°49'00"E., 278.56 feet; thence N.06°02'00"E., 180.00 feet to the True Point of Beginning, containing 1.21 acres more or less.

AS. JM
J.S. KRB

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July A.D., 19 85 at 10:12 o'clock A M., and duly recorded in Vol. M85
of Deeds on Page 11170

FEE \$21.00

Evelyn Biehn County Clerk
By *[Signature]*