

53568

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That F. Orr Baker and Opal M. Baker

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto The Central
Washington University Foundation

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:

Parcel 1:

The following described real property is situated in Klamath County, Oregon, being
more particularly described as follows:

From the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 27, Township 35 South,
Range 7 East of the Willamette Meridian, Klamath County, Oregon, Easterly along
the North line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$, 330 feet to the point of beginning; thence
South and parallel with Section line of said Section 27, 132 feet to an iron
pin; thence Easterly and parallel with North line of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, 198 feet to an
iron pin; thence North and parallel with Section line of said Section 27, 132
feet to an iron pin; thence Westerly 198 feet to the point of beginning.

Parcel 2:

A portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 35 South, Range 7 East of the
Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the one-quarter common to Sections 27 and 28, said Township and Range;
thence East, parallel with the South line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 330.0 feet;
thence South parallel with the West line of said Section 27, a distance of 132.0 feet;
thence West, parallel with the South line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$, a distance of 330.0 feet
to the West line of said Section 27; thence North, along said West line, a distance
of 132.0 feet to the point of beginning.

(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 \$ - 0 -

However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 13th day of May, 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.)

(ORS 194.570)

STATE OF OREGON, Wyoming

County of Johnson

ss.

The foregoing instrument was acknowledged before
me this 13th day of May, 1985, by

F. Orr Baker

Opal M. Baker

Notary Public for Oregon

My commission expires: April 15, 1989

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

, 1985, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation,
affix corporate seal)

F. Orr Baker & Opal M. Baker

GRANTOR'S NAME AND ADDRESS

Central Washington University Foundation
P.O. Box 957
Ellensburg, WA 98926

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as Grantee

NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
19th day of September, 1985,
at 1:59 o'clock P.M., and recorded
in book/reel/volume No. M85 on
page 15314 or as fee/file/instru-
ment/microfilm/reception No. 53568.,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evalyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00