

OA

54817

BARGAIN AND SALE DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. 1485 Page 17458

RALPH D. HUNTER

Grantor,

conveys to RALPH D. HUNTER, TRUSTEE FOR RALPH HUNTER TRUST

Grantee, the following real property situated in

County, Oregon, to-wit:

See Attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is ~~The~~ agreement of Services of the Trust, (Here comply with the requirements of ORS 93.030)Dated this 20th day of April, 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.

STATE OF OREGON, County of Jackson) ss. April 20, 19 85
Personally appeared the above named RALPH D. HUNTERand acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Richard Faircloth
Notary Public for Oregon—My commission expires: 3/15/88

(OFFICIAL SEAL)

BARGAIN AND SALE DEED

RALPH D. HUNTER

RALPH D. HUNTER TRUSTEE GRANTOR

FOR RALPH HUNTER TRUST GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Proctor, Puckett & Faircloth
280 Main
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as before

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of April, 1985, at 10 o'clock AM, and recorded in book/reel/volume No. 1485 on page 17458 or as fee/tile/instrument/microfilm/reception No. 17458, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

205 OCT 25 PM 4 02

EXHIBIT "A"

17459

ALL IN KLAMATH COUNTY OREGON:

Parcel 1:

Referred to as "Laverne and Washburn Way":

In the County of Klamath and State of Oregon, bounded and described as follows, to-wit:
Beginning at a point on the North line of Laverne Street, said point being 66.0 feet East along the North line of said Laverne Street from the East line of Washburn Way; thence continuing East along the North line of Laverne Street 200.0 feet; thence North parallel to Washburn Way 227.0 feet; thence West parallel to Laverne Street 200.0 feet; thence South parallel to Washburn Way 227.0 feet, to the point of beginning, being a portion of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 10, Twp 39 South, Range 9 E.W.M.

SUBJECT TO liens and assessments of Klamath Project and Klamath Irrigation District, easements and rights of way of record and those apparent on the land.

Parcel 2:

Known as "Joe Wright Road Property":

The following described property situate in the County of Klamath, State of Oregon:
All those parts of the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, which lies northeasterly of the Northeasterly boundary of the right of way of Lost River Diversion Canal.

Subject to:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
3. Reservations, restrictions, easements, and rights of way of record and those apparent upon the land.

Parcel 3:

Known as "Old Midland Road or Tingley Property":

The following described premises, situated in Klamath County, Oregon: The N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 16, Township 39 So., Range 9 E.W.M., EXCEPTING therefrom the portion conveyed to United States of America by deed dated July 2, 1909, recorded July 13, 1909, in Book 26, at page 321, Deed Records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County, State of Oregon, by deed dated July 20, 1920, recorded February 15, 1926 in Book 69 at page 287 Deed Records of Klamath County, Oregon; ALSO EXCEPTING THEREFROM a 20 foot strip off the North side of said NW $\frac{1}{4}$ SW $\frac{1}{4}$.

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of Klamath Irrigation District; Acceptance of terms of Reclamation Extension Act recorded in Volume 43 at page 85, Deed Records of Klamath County, Oregon; Recitals set forth in instrument granting Easement to United States of America recorded in Volume 50 at page 298, Deed Records of Klamath County, Oregon; Easements and right of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ October _____ A.D., 19 _____ 85 at _____ 4:02 o'clock _____ P _____ M., and duly recorded in Vol. _____ M85
of _____ Deeds _____ on Page 17458

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk

Paul Smith