

58346

STATUTORY BARGAIN AND SALE DEED

AARON ABTS, Grantor, conveys to SACRED HEART SCHOOL, Grantee, the following described real property:

See Attached Exhibit "A".

The true and actual consideration for this conveyance is none.

Until a change is requested, all tax statements are to be sent to the following address: Sacred Heart School, 429 N. Eight Street, Klamath Falls, OR 97601.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

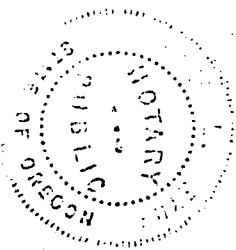
Dated this 6TH day of FEBRUARY, 1986.

Aaron E. Abts

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me
this 6th day of February, 1986, by
Barbara E. Eyrer.

Barbara Eyrer
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/7/88



83 FEB 12 04 2 06

OK
1/7/86

EXHIBIT "A"

DESCRIPTION

1. 2834

Parcel 1:

A tract of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the C-W 1/16 corner, said corner being South 89° 58' 36" East 1319.48 feet from the West $\frac{1}{4}$ corner of said Section 29; thence North 00° 17' 46" East along the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ 115.59 feet; thence North 73° 20' 20" East 957.96 feet; thence South 16° 39' 40" East 300.00 feet; thence South 73° 20' 20" West 1049.43 feet to the West line of the said NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence North 00° 17' 46" East 198.04 feet to the point of beginning, together with and subject to a 60 foot easement for ingress and egress as described in Deed Volume M____, Klamath County Deed Records and shown on Survey Map No. 2579 as recoreed in the Klamath County Surveyor's Office.

Parcel 2:

A tract of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, said point being South 89° 58' 36" East 1319.48 feet and North 00° 17' 46" East 115.59 feet from the West $\frac{1}{4}$ corner of said Section 29; thence North 00° 17' 46" East along the West line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, 75.72 feet; thence North 48° 26' 22" East 972.11 feet; thence South 41° 33' 38" East 128.54 feet; thence South 16° 39' 40" East 365.11 feet; thence South 73° 20' 20" West 957.96 feet to the point of beginning, together with and subject to a 60 foot easement for ingress and egress as described in Deed Volume M____, Klamath County Deed Records and shown on Survey Map No. 2579 as recorded in the Klamath County Surveyor's Office.

SCHEDULE B

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Horsefly Irrigation District.
3. Reservations and right of way as contained in Patents from the United States recorded in Deed Volume 45, page 265, Deed Volume 45, page 575, Deed Volume 50, page 365, Deed Volume 107, page 353, Records of Klamath County, Oregon.
4. Terms and provisions of stipulation and agreement for right of way, recorded in Volume 114, page 604, Records of Klamath County, Oregon, Grace C. Patterson and J. G. Patterson, her husband, plaintiff, vs. Horsefly Irrigation District, a quasi-public corporation, Irl Davis and Henry Schmor, Defendant.
5. Reservations and right of way recorded in Volume 182, page 277, Records of Klamath County, Oregon, to wit:
 "subject to right of way for ditches, canals and reservoir sites for irrigation purposes constructed or which may be constructed by authority of the United States or otherwise which right of way is hereby expressly reserved."
 (Affects SW1/4 of NW1/4; SE 1/4 of NW 1/4; NE 1/4 of SW 1/4; NW 1/4 of SE 1/4 of Sec. 29, T. 39 S., R. 11 E. WM)
6. Right of way agreement, including the terms and provisions thereof, granted to Pacific Gas Transmission Company, a California corporation, recorded in Volume 322, page 228, Records of Klamath County, Oregon, and Notice of Location Amending Existing right of way recorded in Volume M79, page 1381, Microfilm Records of Klamath County, Oregon.
 (Affects SW1/4SE1/4, SE1/4NW1/4, E1/2SW1/4 of Sec. 20; the W1/2E1/2 and E1/2W1/2 of Sec. 29; the NW1/4NE1/4, SE1/4NE1/4, the E1/2SE1/4 of Sec. 32, the W1/2SW1/4 of Sec 33, T. 39 S., R. 11; NW1/4 of Sec. 4, T. 40 S., R 12; NE1/4NE1/4 of Sec. 32, T. 39 S., R. 11 E. WM)

1. 2836

7. Right of Way Easement, including the terms and provisions thereof,
Dated: April 30, 1980
Recorded: October 8, 1980
Volume: M80, page 19503, Microfilm Records of Klamath County, Oregon
In Favor Of: Pacific Power and Light Company
For: Electric transmission and distribution line
8. Access easement 60 feet in width, as disclosed in Survey #2579, filed December 9, 1977.

Ret. Bol. T. B. B. et al
Attorneys @ Law
Box 5050
M.F.C.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of February A.D., 19 86 at 2:06 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 2833

FEE \$17.00

Evelyn B. B. County Clerk
By Bernetha A. Hetch

STATUTORY BARGAIN AND SALE DEED

03/L4