

OA

65760

BARGAIN AND SALE DEED

Vol. 1486

Page 16278

KNOW ALL MEN BY THESE PRESENTS, That ETHRIDGE N. POWELL and DELORIS

A. POWELL

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ETHRIDGE N.
POWELL and DELORIS POWELL, husband and wife
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 Exhibit "A"

SUBJECT TO reservations and restrictions of record
easements and rights of way of record and those
apparent on the land, contracts and/or liens for
irrigation and/or drainage.

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.

(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 \$ Create Estate By Entirety

However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 9th day of September, 1986
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.

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

(ORS 194.570)

STATE OF OREGON

County of Klamath

The foregoing instrument was acknowledged before
me this 9th day of September, 1986, by

Ethridge N. Powell
Deloris A. Powell
Notary Public for Oregon

(SEAL)

My commission expires: 7/13/89

STATE OF OREGON, County of ss.

The foregoing instrument was acknowledged before me this

, 19, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation,
affix corporate seal)

ETHRIDGE N. POWELL and DELORIS
A. POWELL

GRANTOR'S NAME AND ADDRESS

ETHRIDGE N. POWELL and DELORIS
A. POWELL, husband and wife

GRANTEE'S NAME AND ADDRESS

After recording return to:

Proctor & Fairclo
280 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same As Grantor

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

SEP 9 PM 4 15

16279

Parcel 2:

That portion of Tract A of HARRIMAN PARK SUBDIVISION, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of that certain tract of land conveyed to Eugene F. Jensen et ux., by Deed recorded in Volume M67 at page 8388 of Klamath County, Oregon Deed Records, which said corner is on the South line of the private 20 foot wide roadway; thence South 43° 10' 00" West along the West line of said Jensen Tract a distance of 144.50 feet, more or less to the Southwest corner of said tract, which said corner is situated on the artificially constructed water channel; thence running on said North bank of said water channel South 81° 0' 40" West a distance of 75.00 feet, more or less, to a one-half inch iron pin, set on the North bank of said water channel; thence North 41° 01' 41" East a distance of 146.90 feet, more or less, to a one-half inch pin set on the South line of said private 20 foot wide roadway; thence North 85° 20' 00" East along the South line of said private roadway a distance of 77.0 feet, more or less, to the point of beginning.

TOGETHER WITH full but non-exclusive right of egress and ingress over the above mentioned private 20 foot wide roadway to Dugout Lane, and together with an easement for utilities 5 feet in width along the South line of said roadway, the North line of said easement being bounded by the South line of the roadway; and

TOGETHER WITH a non-exclusive easement of egress and ingress by water from and to Harriman Creek on said artificially constructed water channel, but reserving unto Grantors, their heirs and assigns the right to use said water channel for the benefit of Grantors' remaining lands in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, and the right to further construct and improve said channel to serve Grantors' said lands.

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of
of September

A.D. 19 86

at 4:15

o'clock P

M.,

the

9th

day

on Page 16278 recorded in Vol. M86

By Evelyn Biehn, County Clerk

FEE \$9.00