

MAG/jls File: 5112-001

FORM No. 961—BARGAIN AND SALE DEED—STATUTORY FORM (Individual Grantor)

ATC-30431

Vol. 1581 Page 19759

OA

67683

BARGAIN AND SALE DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

* * * FRANK J. BORESEK and BETTY C. BORESEK, husband and wife, * * *

* * * MID OIL COMPANY, an Oregon Corporation, * * *

conveys to * * * Klamath

* * * Grantee, the following real property situated in
County, Oregon, to-wit:See Exhibit "A" attached hereto and by this reference
incorporated herein.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.

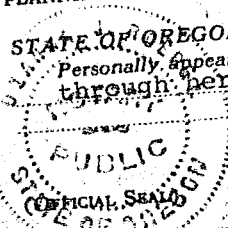
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The actual consideration consists of or includes other value given
or promised which is the whole consideration thereof.

Dated this 1st day of August, 19 86

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 Multnomah) ss.

Personally appeared the above named Frank J. Boresek and Betty C. Boresek, by and
through her duly appointed attorney-in-fact, Frank J. Boresek
and acknowledged the foregoing instrument to be their voluntary act and deed.Before me: Maria J. Roedel
Notary Public for Oregon—My commission expires: 8-17-89

BARGAIN AND SALE DEED

Frank J. Boresek & Betty C. Boresek
Mid Oil Company, an Oregon CorporationP.O. Box 2440
Eugene, Oregon 97402

After recording return to:

Mid Oil Company
P.O. Box 2440
Eugene, Oregon 97402

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:
Mid Oil Company
P.O. Box 2440
Eugene, Oregon 97402

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

25 OCT 31 PM 3 13

EXHIBIT "A"

REAL PROPERTY DESCRIPTION

STATION NO. 45

19760

STREET ADDRESS: Route 5 Box 1325, Klamath Falls, Oregon

TRUE CASH VALUE: Klamath County, Oregon (1985-86) \$111,840.00

LEGAL DESCRIPTION: PARCEL 1: That portion of the SW1/4 of the NW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian (being a part of Government Lots 1 and 5), lying East of the New Dalles-California Highway, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the iron pipe which marks the Southeast corner of the SW1/4 of the NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North along the 40 line a distance of 1320 feet to the Northeast corner of the SW1/4 of the NW1/4 of said Section 7; thence North 89° 59' West along the 40 line a distance of 709.8 feet to a point on the Easterly right of way line of the New Dalles-California Highway; thence South 11° 36' West along the Easterly right of way line of the New Dalles-California Highway to an iron pin which marks its intersection with the East-West quarter line of said Section 7; thence South 89° 49' East along the East-West quarter line a distance of 438.6 feet more or less, to the point of beginning. EXCEPTING the following described tract: Beginning at a point marked with a 1 inch iron pipe on the Easterly right of way boundary of the New Dalles-California Highway (U.S. 97) which point is 393.2 feet North and 519.0 feet West of the Southeast corner of said SW1/4 NW1/4 of said Section 7, said corner being marked with a 1/2 inch galvanized pipe; thence North 11° 36' West along the said Easterly right of way boundary of said U.S. Highway 97 284.6 feet to a point on same marked with a 1 inch pipe; thence North 78° 24' East 176.9 feet to a 1 inch pipe; thence South 8° 36' East 284.9 feet to a 1 inch pipe; thence South 78° 24' West 162.0 feet, more or less, to the point of beginning. TOGETHER WITH that portion directly adjacent to the Easterly boundary line of the hereinabove described real estate, being a parcel of land 284.9 feet measured along the Westerly boundary of said tract and extending Easterly to the Easterly boundary of that portion of land owned by John P. Cavanaugh and Alice Bailey Cavanaugh, described as a portion of SW1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, recorded in Volume 248 at page 325 of Deeds and Records of Klamath County, Oregon. PARCEL 2: A tract of land within that portion of the SW1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, described in Volume 248 at page 325 of Klamath County, Deed Records, in the County of Klamath, State of Oregon, said tract of land being more particularly described as follows: Beginning at a point marked with a 1" iron pipe on the Easterly right of way boundary of the New Dalles-California Highway (U.S. 97) which point is 393.2 feet North and 519.0 feet West of the Southeast corner of said SW1/4 NW1/4 of said Section 7, said corner being marked with a 1/2" galvanized pipe; thence North 11° 36' West along the said Easterly right of way boundary of said U.S. Highway 97 284.6 feet to a point on same marked with a 1" pipe; thence North 78° 24' East 176.9 feet to a 1" pipe; thence South 8° 36' East 284.9 feet to a 1 inch pipe; thence South 78° 24' West 162.0 feet, more or less, to the point of beginning. TOGETHER WITH that portion directly adjacent to the Easterly boundary line of the hereinabove described real estate, being a parcel of land 284.9 feet measured along the Westerly boundary of said tract and extending Easterly to the Easterly boundary of that portion of land owned by John P. Cavanaugh and Alice Bailey Cavanaugh, described as a portion of SW1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, recorded in Volume 248 at page 325 in Deeds and Records of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING ENCUMBRANCES OF RECORD: (1) Easement, including the terms and provisions thereof, for a drainage ditch granted to the public, recorded December 26, 1984, in Book M-84, Page 21421, in the Deed Records of Klamath County, Oregon. This easement affects the Easterly and Northerly 20 feet of property; (2) Regulations, including the terms and provisions thereof, as to control, raising and lowering of Upper Klamath Lake, as set out in instrument in California Oregon Power Company, recorded in Book 97 at page 388, Deed Records; (3) Agreement, including the terms and provisions thereof, between The Klamath Development Co., H. D. Mortensen and California Oregon Power Company, recorded in Deed Volume 97 at page 383; (4) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Northside Drainage District; and (5) Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

EXHIBIT A to BARGAIN AND SALE DEED
Page 3 [9/25/86]

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ October _____ A.D. 19 86 at 3:13 o'clock _____ P. M., and duly recorded in Vol. M86
of _____ Deeds _____ on Page 19759.

FEE \$14.00

Evelyn Biehn, County Clerk
By _____