

68105

-BARGAIN & SALE DEED-

Vol. 17146 Page 20563

HOWARD L. HOLLIDAY and JEAN M. RICE, Co-Personal Representatives of the ESTATE OF MARGARET C. HOLLIDAY; HOLLIDAY LAND COMPANY, an unincorporated association and HOWARD L. HOLLIDAY, Trustee under the Last Will & Testament of C. L. Holliday, deceased, Grantors, convey to HOLLIDAY-RICE PROPERTIES, a partnership, Grantee, all the following described real property situate in Klamath County, Oregon, described as follows:

Said description of real property is attached hereto, marked as Exhibit "A" and by this reference made a part hereof.

The true and actual consideration for this transfer is a distribution of estate assets.

Until a change is requested, all tax statements shall be mailed to Grantee at: Rt. 3 Box 237, Klamath Falls, OR 97601.

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.

ESTATE OF MARGARET C. HOLLIDAY

By: Howard L. Holliday
Personal Representative

By: Jean M. Rice
Personal Representative

Howard L. Holliday
Howard L. Holliday

Howard L. Holliday
Howard L. Holliday, Trustee
under Last Will and Testament
of C. L. Holliday

HOLLIDAY LAND COMPANY, an unincorporated association

By: Howard L. Holliday
Howard L. Holliday

By: Jean M. Rice
Jean M. Rice

Return:
BRANDSNESS & HUFFMAN, P.C.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. BARGAIN & SALE DEED


STATE OF OREGON)

20564

County of Klamath)

) ss. October 15, 1986.

Personally appeared the above-named HOWARD L. HOLLIDAY and JEAN M. RICE, Co-Personal Representatives of the Estate of Margaret C. Holliday, deceased, and acknowledged the foregoing instrument to be their voluntary act. Before me:

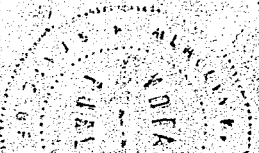

William K. Miller
Notary Public for Oregon
My Commission expires: 9/16/89

STATE OF OREGON)

County of Klamath)

) ss. October 15, 1986.

Personally appeared the above-named HOWARD L. HOLLIDAY, individually, and as Trustee under the Last Will and Testament of C. L. Holliday and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



William K. Miller
Notary Public for Oregon
My Commission expires: 9/16/89

STATE OF OREGON)

County of Klamath)

) ss. October 15, 1986.

Personally appeared the above-named HOWARD C. HOLLIDAY and JEAN M. RICE associates of HOLLIDAY LAND COMPANY, an unincorporated association, and acknowledged the foregoing instrument to be their voluntary act. Before me:


William K. Miller
Notary Public for Oregon
My Commission expires: 9/16/89

BRANDSNESS & HUFFMAN, P.C.

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

2. BARGAIN & SALE DEED

PARCEL 1

The NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 24; the W $\frac{1}{2}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$, Section 13, all in Township 39 South, Range 8 East of the Willamette Meridian, excepting $\frac{1}{2}$ acre conveyed to Howard L. Holliday by deed dated January 3, 1957, all lying Southerly of the Old Klamath Falls-Ashland Highway.

PARCEL 2

Beginning at the NW corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 13, Township 39 South, Range 8 East of the Willamette Meridian; thence South 89°34' East a distance of 281.51 feet, more or less, along the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 13, to its intersection with the Northwesterly projection of the Easterly line of 5th Street in the vacated portion of the plat of West Klamath, a subdivision in Klamath County, Oregon; thence South 24°29' East a distance of 2791.43 feet, more or less, along the Easterly line of said 5th Street to the Southwesterly corner of Block 18 of said vacated portion of West Klamath, which corner is on the Northerly line of the right of way of the Weyerhaeuser Timber Company logging railroad; thence South 65°31' West a distance of 930 feet, more or less, along the Southerly line of Blocks 17 and 16 of said vacated portion of West Klamath to the Westerly line of said vacated portion of West Klamath; thence North 24°29' West along the Westerly line of said vacated portion of West Klamath to the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 13; thence North along the West lines of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ and of SW $\frac{1}{4}$ NE $\frac{1}{4}$, said Section 13, to the point of beginning.

PARCEL 3

Commencing at a point being the SE corner of Lot 3, Block 18, West Klamath, now vacated; thence running Northwesterly along the East line of said Lot 3 to the NE corner thereof; thence Northwesterly across First Avenue of West Klamath, now vacated, to the SE corner of Lot 10, Block 19, West Klamath, now vacated; thence Northwesterly along the West line of Fourth Street in said West Klamath, now vacated, to the SE corner of Lot 32, Block 21 of said West Klamath, now vacated; thence Southwesterly along the North line of Third Avenue of said West Klamath, now vacated, to the SW corner of Lot 26, Block, 21, West Klamath, now vacated; thence Southeasterly along the East line of Fifth Street, West Klamath, now vacated, to the SW corner of Lot 1, Block 18, West Klamath, now vacated; thence Northeasterly along the South line of Lots 1, 2 and 3, Block 18, to the point of beginning.

PARCEL 4

All that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Westerly line of 4th Street extended; North of the Northerly line of 3rd Street extended; East of the property described as Parcel 2 in Deed recorded September 29, 1971 in Book M71 at page 10289, Microfilm Records of Klamath County, Oregon; and South of that property conveyed to Klamath County School District by Warranty Deed recorded May 25, 1966 in Book M66 at page 5520, Microfilm Records of Klamath County, Oregon; said property being that portion of Block 21 of vacated portion of West Klamath, lying South of the Klamath County School District property in Deed M66, page 5520, Microfilm Records of Klamath County, Oregon.

SAVING AND EXCEPTING from the above-described lands the following-described portions thereof:

1. That portion of the W $\frac{1}{2}$ SE $\frac{1}{4}$, Section 13, Township 39 South, Range 8 East of the Willamette Meridian included in the original plat of the Townsite of West Klamath.
2. That portion conveyed to Klamath County for highway purposes as described in deed recorded on page 338 of Volume 60 of Deeds, records of Klamath County, Oregon.
3. Tracts described in deeds to Weyerhaeuser Timber Company recorded on Page 300 of Volume 61, on page 29 of Volume 81 and on page 169, Volume 88, all Deed Records of Klamath County, Oregon.
4. That portion conveyed to Walter L. Foster and Fern Foster by deed recorded on page 355 of Volume 109 of Deeds.
5. That portion conveyed to Clarence V. Schultz and Mildred R. Schultz by deed recorded on page 581, Volume 118 of Deeds, all records of Klamath County, Oregon.
6. Beginning at a point on the Westerly line of the Ashland-Klamath Falls Highway, said point being North 1002.3 feet and East 881.5 feet from the NW corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 13, Township 39 South, Range 8 East of the Willamette Meridian; and running thence along the Westerly line of said Highway North 28°51' East 100 feet; thence North 26°21' East 100 feet; thence North 22°29' East 100 feet; thence leaving the highway and running North 38°56' West 306 feet; thence South 43°03' West 200 feet; thence South 28°42' East 411.8 feet to the place of beginning.

7. Beginning at a point South 89°0' West 372.2 feet from the NE corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13, Township 39 South, Range 8 East of the Willamette Meridian and running thence North 40°25' West 179.5 feet; thence South 61°58' West 229.2 feet; thence South 25°46' East 190 feet; thence North 55°00' East 275.7 feet to the place of beginning.

8. A piece or parcel of land situate in Section 13, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows: All those portions of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 13, Township 39 South, Range 8 East of the Willamette Meridian, presently owned by Lee and Margaret Holliday lying Southeasterly from the Southerly right of way line of the Ashland-Klamath Falls Highway (State Highway 66) as the same is presently located and constructed, and Northeasterly of the following-described drain centerline: Beginning at a point in the Southerly right of way fence of said Highway from which the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13, bears North 62°14'40" East 1348.6 feet distant; thence South 48°55'10" East 121.9 feet to a point; thence South 3°03'50" East 628.8 feet to a point; thence South 77°58' East 493.1 feet to a point; thence South 54°06'10" East 1644.4 feet to a point; thence South 33°06' East 446.8 feet, more or less, to a point in the Northerly right of way line of the Weyerhaeuser Company Road as the same is presently located and constructed.

9. A piece or parcel of land situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13, Township 39 South, Range 8 East of the Willamette Meridian, being more particularly described as follows: All that portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13, Township 39 South, Range 8 East of the Willamette Meridian, lying Northwesterly of the Northerly right of way line of the Ashland-Klamath Falls Highway (State Highway 66) as the same is presently located and constructed, saving and excepting that portion of land deeded to Alan L. Holliday as recorded on Page 39, Volume 129, Klamath County Deed Records, being subject to all rights of way and/or easements of record or apparent on the premises.

10. Portion of N $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13, Township 39 South, Range 8 East of the Willamette Meridian, lying North and West of State Highway.

11. Excepting the spring now serving domestic water to the home of C. L. Holliday and Margaret C. Holliday and the home of Howard L. Holliday, with the right to file for water thereon and to conduct water therefrom to said homes.

12. Less portions sold to State of Oregon for gravel pit stockpile site.

13. Less property conveyed to Klamath County School District, by deed recorded May 25, 1966 in Volume M66 at page 5520, Microfilm Records of Klamath County, Oregon.

14. Property conveyed to State Highway Commission by Deed recorded December 1, 1971 in Volume M71 at page 12576, Microfilm Records of Klamath County, Oregon.

15. A portion of the West $\frac{1}{2}$ of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1" pipe at the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 13; thence North 01°30'10" West 52.45 feet to a 5/8" iron pin on the South boundary of the Old Klamath Falls-Ashland Highway; thence South 60°31'11" West 1386.85 feet to a 5/8" iron pin and the true point of beginning; thence South 55°17'04" East 129.58 feet to a 5/8" iron pin; thence South 04°07'03" West 645.79 feet to a 5/8" iron pin; thence South 45°43'02" West 512.28 feet to a 5/8" iron pin; thence North 54°45'18" West 185.00 feet to a 5/8" iron pin on the Southeasterly line of the Old Klamath Falls-Ashland Highway; thence Northeasterly along the Southeasterly line of said Old Klamath Falls-Ashland Highway to the 5/8" iron pin marking the true point of beginning, with bearings based on Survey No. 1421 on file in the office of the Klamath County Surveyor.

EXHIBIT "A" Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ November _____ A.D., 19 _____ 86 at 9:51 o'clock _____ A.M., and duly recorded in Vol. _____ 1186
of _____ Deeds _____ on Page _____ 20563.

FEE \$22.00

Evelyn Biehn, County Clerk
By _____