

OK

69350

**BARGAIN AND SALE DEED**

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KNOW ALL MEN BY THESE P.  
OF THE RALPH HUNTER TRUST

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RALPH DE HUNTER, JR., and CHERYL B. HUNTER, 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:

Parcel 1: All those parts of the quarter section 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 81

Parcel 1: All those parts of the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 21, Twp 39 So., Range 9 E.W.M., which lies northeasterly of the Northeast boundary of the right of way of Lost River Diversion Canal. SUBJECT TO: 1. Acreage and use limitations under the provisions of the U.S. 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 on the land.

Parcel 2: The N $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 16, Twp 39 So., Range 9 E.W.M.,

Parcel 2: The N $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 16, Twp. 39 So., Range 9 E.W.M., EXCEPTING THEREFROM a portion conveyed to the 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 the terms of Reclamation Extension Act recorded in Vol. 43 at page 85, Deed Records of Klamath County, Oregon; Recitals set forth in instrument granting Easement to United States of America recorded in Vol. 50 at page 298, Deed Records of Klamath County, Oregon; Easements and right of way of record and those apparent on the land.

To Have and to Hold the same unto the said grantee.  
The true and certain intent of the above recited

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \_\_\_\_\_.

In construing this deed and where the context so requires, the singular includes the plural.

In Witness Whereof

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 25 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.

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 USE. (If the signer of the above instrument is a corporation, partnership, or other entity, its name to be signed by its board of directors.)

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

STATE OF OREGON

County of Klamath

The foregoing instrument was acknowledged before me this September 25, 1986 at Richardson, Texas

September 25, 1986  
Richard Fairclough, Successor  
Trustee of the Ralph Hunter  
Trust

(SEAL)

LOIS F. ADAMS  
Notary Public for Oregon  
NOTARY PUBLIC - OREGON  
My commission expires: 8/3/91  
My Commission Expires

Ralph Hunter Trust  
280 Main Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Ralph De Hunter, Jr., and Cheryl  
B. Hunter, husband and wife

GRANTEE'S NAME AND ADDRESS

After recording return for

Proctor & Fairclo  
280 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS ZIP

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

IQRS 194.570.

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_, ss.

by  
president and

Secretary of

corporation, on behalf of the corporation

Notary Public for Oregon

*My commission expires:*

(SEAL)

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON.

County of        Klamath

I certify that the within instrument was received for record on the 16th day of December, 1986, at 11:44 o'clock A.M., and recorded in book/reel/volume No. M86 on page 23111 or as fee/tile/instrument/microfilm/reception No. 69350,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Riehn, County Clerk...

By Ann Smith Deputy

**Fee: \$10.00**