

OK 69683

BARGAIN AND SALE DEED

Vol. M86 Page 23768

KNOW ALL MEN BY THESE PRESENTS, That

ROY T. WHITLATCH, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
GERALD BENTON WHITLATCH and RICHARD T. WHITLATCH, as Tenants in Common,
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:

As set forth in Exhibit "A" attached hereto

(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 \$
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 _____ day of _____, 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 DE-
SCRIBED 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 the signer of the above is a corporation,
use the form of acknowledgment opposite.)

STATE OF OREGON,

(ORS 194.570)

County of Klamath } ss.

The foregoing instrument was acknowledged before
me this December 22, 1986, by

ROY T. WHITLATCH

[Signature]
(SEAL) _____
Notary Public for Oregon

My commission expires: 6-18-90

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

My commission expires:

(SEAL)

(If executed by a corporation,
affix corporate seal)

ROY T. WHITLATCH
3822 LaMarada St.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

GERALD BENTON WHITLATCH and
RICHARD T. WHITLATCH, as Tenants
in Common
GRANTEE'S NAME AND ADDRESS

After recording return to:

CRANE & BAILEY
Attorneys at Law
540 Main St. Suite 204
Klamath Falls, OR 97601

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

Roy T. Whitlatch
3822 LaMarada St.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

EXHIBIT "A"

ALL IN KLAMATH COUNTY, OREGON:

23769

All that part of Section 25, Township 39 South, Range 9 East Willamette Meridian, described as follows: South half of the northeast quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) and the northerly portion of the southeast quarter (SE $\frac{1}{4}$) described as follows: Beginning at the quarter section corner on the easterly side of the said Section 25; thence S. 0° 05 $\frac{1}{2}$ ' W. along the line marking the easterly boundary of said Section 1304.6 feet, more or less, to the southeast corner of the north half of the southeast quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of said Section 25; thence S. 89° 57' W. along the southerly line of the said north half of the southeast quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) 270.3 feet; thence S. 72° 41' W. along a line parallel with and 12 feet distant at right angles southeasterly from the center line of that certain drain ditch, the easement for which was granted by Sophia S. Henley to the Gordon Marsh Construction Co., by conveyance dated April 29, 1931 and recorded in Volume 106 of Deeds, page 32, Records of Klamath County, Oregon, 196.7 feet; thence S. 83° 19' W. 216.8 feet; thence leaving said drain ditch N. 52° 23' W. 517.7 feet; thence S. 29° 25' W. 39.3 feet, more or less, to a point in the northerly line of the right-of-way for the No. 1 Drain of the U.S.R.S. Klamath Project, as conveyed by Sophia S. Henley to the United States of America by deed dated July 19, 1910, and recorded in Book 29, page 509, records of deeds of Klamath County, Oregon; thence following said northerly right-of-way line westerly to a point in the westerly boundary of the said southeast quarter (SE $\frac{1}{4}$) of the said Section 25 at a point 1157.6 feet, more or less, north from the south quarter section corner of the said Section 25; thence northerly along the westerly boundary of the said southeast quarter to the center of the said Section 25, thence easterly along the northerly boundary of the said southeast quarter (SE $\frac{1}{4}$) to the point of beginning.

Excepting therefrom the following described portions thereof:

- (1) That portion thereof conveyed to the United States of America by deed recorded on page 509 of Volume 29, Deed Records of Klamath County, Oregon. (2) That portion thereof conveyed to Klamath County, Oregon, by deed recorded on page 629 of Volume 75 of Deeds, Records of Klamath County, Oregon. (3) That portion thereof conveyed to Great Northern Railway Company by deed recorded on page 199 of Volume 95 of Deeds, Records of Klamath County, Oregon. (4) That portion thereof conveyed to F.J. Enloe, containing 3.00 acres by deed recorded on page 457 of Volume 100 of Deeds, Records of Klamath County, Oregon.

Subject to reservations, restrictions, easements, and rights-of-way of record and those apparent on the land.

RESERVING to Grantor, ROY T. WHITLATCH a life estate in the premises.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 86 at 4:18 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 23768.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]