

OK

69858

BARGAIN AND SALE DEED

Vol. m86 Page 24119

KNOW ALL MEN BY THESE PRESENTS, That GUIDO SARGENTI and Martha L. SARGENTI, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BERNARD L. SIMONSEN and RHEA E. SIMONSEN, Co-trustees u/d/t March 20, 1986 "SIMONSEN FAMILY TRUST", 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:  
In Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:  
Section 20: SW1/4SE1/4  
Section 28: W1/2SW1/4  
Section 29: N1/2NE1/4, SE1/4NE1/4, NE1/4SE1/4

including all personal property  
SEE ADDENDUM EXHIBIT "A"

RESERVING A LIFE ESTATE IN THE RESIDENCE ONLY FOR GRANTORS, GORDON G. HEVERN and LILY T. HEVERN FOR THE LIVES OF THE GRANTORS, GORDON G. HEVERN and LILY T. HEVERN AND FOR THE LIFE OF THE SURVIVOR OF THEM.

(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 \$ 1,000,000.00.  
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 19 day of December 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 USES.

(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 19 day of December 1986, by

Gordon G. Hevern and  
Lily T. Hevern  
Gordon G. Hevern, Attorney-in-fact

Notary Public for Oregon

My commission expires: 07-29-90

(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this 19 day of December 1986, 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)

GORDON G. HEVERN, LILY T. HEVERN,  
GUIDO SARGENTI, MARTHA L. SARGENTI  
PO Box 312, Bly, Or. 97622

GRANTOR'S NAME AND ADDRESS

Bernard Simonsen, Rhea E. Simonsen  
30731 Via La Cresta  
Rancho Palos Verdes, Ca 90274

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bruce Huffman  
409 Pine  
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Bruce Huffman  
409 Pine  
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument 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/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

86 DEC 30 PM 3 53

PARCEL 2

In Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 19:  $S\frac{1}{2}SE\frac{1}{4}$   
Section 20:  $W\frac{1}{2}SW\frac{1}{4}, NE\frac{1}{4}SW\frac{1}{4}, NW\frac{1}{4}SE\frac{1}{4}$   
Section 29:  $SE\frac{1}{4}SE\frac{1}{4}$

PARCEL 3

In Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 20:  $SE\frac{1}{4}SW\frac{1}{4}$   
Section 29:  $NW\frac{1}{4}, N\frac{1}{2}SW\frac{1}{4}, SW\frac{1}{4}SW\frac{1}{4}, SW\frac{1}{4}NE\frac{1}{4}, W\frac{1}{2}SE\frac{1}{4}$   
Section 30:  $E\frac{1}{2}, E\frac{1}{2}W\frac{1}{2}$   
Section 31:  $NE\frac{1}{4}, NE\frac{1}{4}NW\frac{1}{4}, S\frac{1}{2}, SE\frac{1}{4}NW\frac{1}{4}, Government Lot 2,$   
 $EXCEPTING NE\frac{1}{4}NE\frac{1}{4}SE\frac{1}{4}, SE\frac{1}{4}SE\frac{1}{4}NE\frac{1}{4}, S\frac{1}{2}NE\frac{1}{4}SE\frac{1}{4}NE\frac{1}{4}$

In Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 6: All

PARCEL 4

In Township 35 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 20:  $NW\frac{1}{4}; W\frac{1}{2}NE\frac{1}{4}$   
Section 29:  $SE\frac{1}{4}SW\frac{1}{4}$

PARCEL 5

$S\frac{1}{2}NE\frac{1}{4}, E\frac{1}{2}SE\frac{1}{4}$ , Section 1, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the  $N\frac{1}{2}N\frac{1}{2}S\frac{1}{2}, NW\frac{1}{4}, NE\frac{1}{4}$ , Section 7, Township 36 South, Range 14 East of the Willamette Meridian.

EXCEPT THEREFROM that portion of the above parcels conveyed to Klamath County by instrument, recorded May 7, 1969 in Book M-69 at Page 3418 through 3423, Microfilm Records.

Together with a 20HP U.S. Motor electric motor with a Johnson turbine pump; a 20 HP Century electric motor with a Cornell centrifugal pump; a 30 HP U.S. Motor electric motor with a Layne & Bowler turbine pump; and any replacements thereof, all of which are hereby declared to be appurtenant thereto.

All water and water rights used upon or appurtenant to said property, however evidenced;

Together with any and all tenements, hereditaments and appurtenances thereunto belonging or used in connection therewith.

Addendum. EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of December A.D., 19 86 at 3:53 o'clock P M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds on Page 24111

FEE \$14.00

Evelyn Biehn,  
By \_\_\_\_\_ County Clerk