

BARGAIN AND SALE DEED

K-39776
MARSHA L. DICKEN, grantor, conveys to THEODORE E. DICKEN, grantee, the real property more particularly described in exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is other value given.

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

Theodore E. Dicken
7849 Highway 140
Klamath Falls, Oregon 97603

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.

DATED this 21 day of July, 1986.

Marsha L. Dicken
Marsha L. Dicken

STATE OF OREGON)
) ss.
County of Klamath)

On this 21 day of July, 1986, personally appeared the above named Marsha L. Dicken and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Donald P. Chen
Notary Public for Oregon
My commission expires: 6-18-90

Return to:
Theodore E. Dicken
7849 Highway 140
Klamath Falls, Or. 97603
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EXHIBIT "A"

13042

The following described real property situate in Klamath County, Oregon:

A parcel of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, said parcel being a portion of tract described in deed to Don Kenyon and Elva Kenyon, husband and wife, dated June 24, 1947, and recorded in Volume 234 page 272 Deed Records of Klamath County, Oregon; said parcel being more particularly described as follows;

Beginning at a point marked by a 3/4 inch iron pipe on the North line of the Klamath Falls-Lakeview Highway which is 30 feet North and 828 feet West of the Southeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7; thence continuing West along the North line of said highway a distance of 373.0 feet to the True Point of Beginning of this description; thence North 1,000 feet to a fence and the North line of said Kenyon tract; thence North 89°59'46" East along said North line a distance of 245.0 feet to the Northeast corner thereof; thence South a distance of 239.61 feet to the Northwest corner of parcel conveyed by Lewis Arnold and Nellie G. Arnold, husband and wife, to Robert L. Horton and Louise L. Horton, husband and wife, by deed recorded June 20, 1974, in Volume M74 page 7660, Deed Records of Klamath County, Oregon; thence East 30 feet to a point on the North line of the Enterprise Irrigation District Canal; thence South 105 feet to a point; thence West 30 feet to a point on the East line of said Kenyon tract; thence South along said East line a distance of 655.39 feet, more or less, to the North line of said Klamath Falls-Lakeview Highway; thence South 89°59'46" West along said North line a distance of 245.0 feet to the point of beginning.

LESS AND EXCEPTING that portion heretofore conveyed to the State of Oregon for highway purposes by Deed Volume M74 page 8671 Deed Records of Klamath County, Oregon. The parcel to which this description applies contains 5.50 acres.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 22nd day
of July 1987 at 9:57 o'clock A.M. and duly recorded in Vol. M87
of Deeds on Page 13041.
FEE \$14.00
By Evelyn Biehn, County Clerk
Ram Smith