

78483

Vol. M87 Page 15284

BARGAIN AND SALE DEED

PETER ALAN NEVIN and MALINDA B. NEVIN, Grantor, conveys to PETER ALAN NEVIN and MALINDA B. NEVIN, Grantee, the following described real property:

The real property listed in Exhibits A and B attached hereto and incorporated herein by reference thereto.

The purpose of this Deed is to restate the description of the Grantor's property after a boundary line adjustment in which certain property was received from Nevin Cattle Co. pursuant to Warranty Deed recorded as Document No. 78482, Vol. M87, p. 15281 in the Official Records of Klamath County, Oregon.

Until a change is requested, all tax statements are to be sent to the following address: Star Route, Dairy, Oregon.

DATED this 25 day of August, 1987.

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

GRANTOR:

Peter Alan Nevin
PETER ALAN NEVIN
Malinda B. Nevin
MALINDA B. NEVIN

STATE OF OREGON)
County of Klamath) ss.

August 25, 1987

Personally appeared the above named PETER ALAN NEVIN and MALINDA B. NEVIN and acknowledged the foregoing document to be their voluntary act and deed.

Before me:

Robert S. Hunter
Notary Public for Oregon
My Commission Expires: 8-9-85

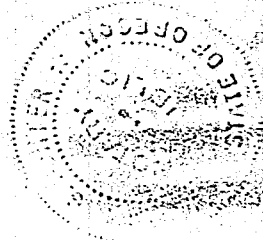


EXHIBIT A

15285

Parcel One:

A tract of land situated in Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of the SW $\frac{1}{4}$ of Section 24; thence S. 89°50'59" W., on the South line of said SW $\frac{1}{4}$, 667.27 feet; thence N. 32°43'15" W. 553.75 feet; thence N. 39°20'31" W., 673.59 feet; thence N. 40°51'11" W., 509.84 feet; thence N. 38°27'05" W., 611.58 feet; thence N. 50°32'06" E., 745.27 feet; thence N. 49°57'56" E., 945.70 feet; thence S. 35°15'13" E., 278.40 feet; thence N. 60°16'08" E. 1263.30 feet; thence East, 2195.50 feet to a point on the East line of the NE $\frac{1}{4}$ of said Section 24; thence S. 00°28'06" W. on said East Line 705.98 feet to the Southeast corner of said NE $\frac{1}{4}$; thence S. 00°05'59" E. on the East Line of the SE $\frac{1}{4}$ of said Section 24, 2631.63 feet to the Southeast corner of said SE $\frac{1}{4}$; thence N. 89°51'15" W. on the South Line of said SE $\frac{1}{4}$, 2644.02 feet to the point of beginning. containing 293.70 acres.

Parcel Two:

Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian

Section 30: That portion of Lot 3 and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northerly and Easterly of Mitchell Road, SAVING AND EXCEPTING the following parcel:

Beginning at the Southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North along the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 450.0 feet to a point; thence West a distance of 780.0 feet to a point; thence S. 41°00' E. a distance of 235.0 feet, more or less, to a point on the Northerly right of way line of Mitchell Road; thence continuing Southeasterly along the Northeasterly line of Mitchell Road to its intersection with the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence East along said South line to the point of beginning.

Exhibit "B"

15286

A parcel of land containing 5.7 acres, more or less, situated in the Northeast one-quarter of the Southwest one-quarter of Section 30, Township 38 South, Range 11 $\frac{1}{2}$ East, Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod at the South 1/16 Corner of Section 30, being the Southeasterly corner of said parcel;
thence N00°33'45"E -- 450.00 feet along the one-quarter section line of Section 30 to a point;
thence N90°00'00"W -- 780.00 feet to a point;
thence S41°00'00"E -- 235 feet more or less to a point at the intersection with the northerly right-of-way line of Mitchell Road;
thence Southeasterly along the Northerly and Northeasterly right-of-way line of Mitchell Road to a point at the intersection with a one-sixteenth line, being the South line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 30;
thence Easterly along said one-sixteenth line to the point of beginning.

The basis of bearing is Recorded Survey No. 3103 on file in the office of the County Surveyor of Klamath County, Oregon.

Ret: Peter Neenan
Star Route
Dairy, Or

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day
of August A.D., 19 87 at 11:35 o'clock A.M., and duly recorded in Vol. M87,
of Deeds on Page 15284.

FEE \$13.00

Evelyn Biehn,
By _____

County Clerk
Ann Smith