

78484

Vol. 181 Page 15287

BARGAIN AND SALE DEED

NEVIN CATTLE CO., a Corporation, Grantor, conveys to NEVIN CATTLE CO., a Corporation, Grantee, the following described real property:

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

The purpose of this Deed is to effect a boundary line adjustment wherein certain property of Nevin Cattle Co. was conveyed to Peter Alan Nevin pursuant to Warranty Deed recorded as Document No. 79482 Vol 181 in the Official Records of Klamath County, Oregon. Page 15287

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

DATED this 25th 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. PRIOR TO SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ASSUMING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

GRANTOR:

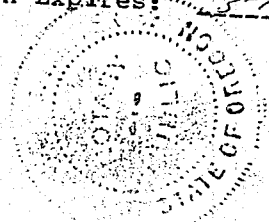
NEVIN CATTLE CO., a Corporation

By: Victor E. Nevin
President

STATE OF Oregon)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 25 day of August, 1987, by Victor E. Nevin, President of Nevin Cattle Company, a corporation, on behalf of the corporation.

Robert S. Hunter
Notary Public for Oregon

My Commission Expires: 3-9-88

-1- BARGAIN AND SALE DEED

MEVIN CATTLE CO.
LEGAL DESCRIPTION

(Exhibit "A")

A tract of land containing 2170 acres, more or less, situated in Sections 11, 12, 13, 14, 23 and 24 of T38S R10E, W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 inch iron pipe marking the South quarter-corner of said Section 24; thence S89°50'59"W along the South Line of said Section 24 a distance of 1987.2 feet to a 5/8" iron rod; thence North a distance of 1320.0 feet to a point; thence S89°50'59"W a distance of 660.0 feet to a point; thence North a distance of 1801.48 feet to a point; thence N22°10'47"W a distance of 451.44 feet to a point; thence N28°09'31"W a distance of 978.72 feet to a point; thence N59°24'05"E a distance of 1337.44 feet to an intersection with the centerline of a canal; thence N30°24'06"W, along said centerline, a distance of 2753.49 feet to a point; thence continuing along said centerline N00°08'43"W a distance of 1177.76 feet to a point; thence leaving said centerline, S89°41'23"W a distance of 1684.81 feet, more or less, to the North-South quarter-section line of said Section 14; thence north on said quarter-section line to the quarter-corner common to said Sections 11 and 14; thence north on the North-South quarter-section line of said Section 11 to the Center quarter-corner of said Section 11; thence west on the East-West quarter-section line of said Section 11 to the West quarter-corner of said Section 11; thence north on the West Line of said Section 11 to the Northwest Corner of said Section 11; thence east on the North Line of said Section 11 to the Northeast Corner of said Section 11; thence south on the East Line of said Section 11 to the quarter-corner common to said Sections 11 and 12; thence east on the East-West quarter-section line of said Section 12 to the Northwest Corner of the NE 1/4 SE 1/4 of said Section 12; thence south on the West Line of said NE 1/4 SE 1/4 to the Southwest Corner thereof; thence east on the South Line of said NE 1/4 SE 1/4 to the East Line of said Section 12; thence south on the East Line of said Section 12 to the Northeast Corner of said Section 13; thence south on the East Line of said Section 13 to the Northeast Corner of said Section 24; thence south on the East Line of said Section 24 to the Southeast Corner of said Section 24; thence west on the South Line of said Section 24 to the South quarter-corner of said Section 24 and the point of beginning containing 2170 acres more or less.

EXHIBIT B

15289

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.

*Part: Peter Nevins
Star Route
Dairy, Or*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of August

A.D., 19 87 at 11:35 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 15287

FEE \$13.00

Evelyn Biehn,
By County Clerk

Sam Smith