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BARGAIN AND SALE DEED

Vol. 1187

Page

18511



KNOW ALL MEN BY THESE PRESENTS, That

Bank of America National Trust and Savings Association

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

A. L. Bruner

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:

Refer to the attached legal description

(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 \$ 650,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.990.)

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 9th day of October, 1987; 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.)

(ORS 194.570)

STATE OF OREGON,

) ss.

County of

The foregoing instrument was acknowledged before me this 19th day of

Bank of America National Trust and Savings Association

BY:

George F. Park AVP
Daryle Walter SVP

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

19th day of

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

Notary Public for Oregon

CORPORATE ACKNOWLEDGMENT

State of California

County of Sacramento

On this 9th day of October

in the year 1987

before me, Kay F. Menzmer

a Notary Public in and for the Sacramento County, personally appeared Daryle Walter and George F. Park

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the within instrument as Assistant Vice Presidents

(SEAL)

on behalf of the Corporation therein named and acknowledged to me that the Corporation executed it.

WITNESS my hand and official seal.

Kay F. Menzmer



P-188 2-87

Ref. MTC

NAME, ADDRESS, CITY

LEGAL DESCRIPTION

18512

PARCEL 1: Township 40 South, Range 8 East of the Willamette Meridian:

Section 2: Government Lots 4 and 10

Section 3: S1/2 S1/2

Section 9: NE1/4, E1/2 NE1/4 NW1/4, the East 20 acres of Government Lot 12; E1/2 SE1/4, and Government Lots 1, 2, 3, 8, 9, 10 and 11.

Section 10: N1/2 NW1/4, SW1/4 NW1/4, W1/2 SW1/4, Government Lots 8, 9, 10, 11 and 12. ALSO that part of Section 10 described as follows: Beginning at a point at which the present boundary fence intersects the meander line on the Easterly border of tule marsh on right or west bank of Klamath River approximately North 14 degrees 5' East 33.20 chains from the fractional section corner common to Sections 10 and 15 on said meander line; thence along the boundary fence North 14 degrees 30' East 4.30 chains; thence North 29 degrees East 7.00 chains; thence North 26 degrees 15' East 8.75 chains to said meander line; thence back along said meander line South 51 degrees 30' West 1.00 chains; thence South 26 degrees 15' West 8.00 chains; thence South 30 degrees 15' West 7.00 chains; thence South 6 degrees West 4.00 chains, more or less, to the point of beginning.

BUT EXCEPTING FROM Lots 8 and 9 above, the following parcel: Beginning at the fractional section corner common to Sections 10 and 15, 27.60 chains East of the Section corner common to Sections 9, 10, 15 & 16, Township 40 South, Range 8 East of the Willamette Meridian; thence West .50 chains to the present boundary fence; thence following said fence North 52 degrees 35' East .40 chains; thence, North 14 degrees 30' East along said fence 32.80 chains, more or less, to the meander line of the East boundary of the tule marsh on the right or West bank of the Klamath River; thence following said meander line South 6 degrees West 11.4 chains; thence South 23 degrees 15' East 7 chains; thence South 3 degrees 30' East 8 chains; thence South 65 degrees 45' West 10.45 chains to the point of beginning.

AND EXCEPTING FROM Lot 12 above the following parcel: Beginning at the fractional section corner between Sections 10 and 11, 6.38 chains South of the section corners common to Sections 2, 3, 10 and 11, Township 40 South, Range 8 East of the Willamette meridian; thence along the meander line South 67 degrees 15' West 19.80 chains, more or less, to the present boundary fence; thence North 63 degrees 30' East 20.60 chains, more or less, to the Section line between Sections 10 and 11; thence South 1 degrees West along the Section line 1.55 chains to the point of beginning.

Section 15: Lot 2; and all that part of Lot 1 lying South of a line drawn East and West from a point 6.69 chains South of fractional section corner common to Sections 15 and 16. AND ALSO Lot 19.

SAVING AND EXCEPTING therefrom: Beginning at the fractional section corner common to Sections 10 and 15, 27.60 chains East of the corner common to Sections 9, 10, 15, and 16, Township 40 south, Range 8 East of the Willamette Meridian; thence along the meander line South 46 degrees 30' West 20.60 chains; thence South 61 degrees 15' West 15.13 chains, more or less, to the boundary fence at the fractional section corner common to Sections 15 and 16; thence, North 1 degrees East .25 chains to a fence corner; thence North 52 degrees 35' East along said boundary fence 34.80 chains, more or less, to the North section line of Section 15; thence East 50 links to the point of beginning.

Section 16: Government Lots 7, 8, 9, 10, 15, 16, 17, and the SW1/4 NE1/4.

PARCEL 2:

Lots 1, 2, 3, and 4 in Section 10, Township 40 South, Range 8 East of the Willamette Meridian, EXCEPTING the following portion thereof conveyed to Ruth Kerns Ray, by deed recorded on Page 583, Volume 107 of Deeds.

ALL that part of Section 10, Township 40 South, Range 8 East of the Willamette Meridian, described as follows: Beginning at a point at which the present boundary fence intersects the meander line on the Easterly border of the tule marsh on the right or West bank of Klamath River, approximately North 14 degrees 5' East 33.20 chains from the fractional section corner common to Sections 10 and 15 on the said meander line; thence along the boundary fence North 14 degrees 30' East 4.30 chains; thence North 29 degrees East 7.00 chains; thence North 26 degrees 15' East 8.75 chains to the said meander line; thence back along said meander line South 51 degrees 30' West 1.00 chains; South 26 degrees 15' West 8.00 chains; thence South 30 degrees 15' West 7.00 chains; thence South 6 degrees West 4.00 chains, more or less, to the point of beginning.

ALSO Lot 1 of Section 15, Township 40 South, Range 8 East of the Willamette Meridian, EXCEPTING the following portion thereof conveyed to Ruth Kerns Ray by Deed recorded on Page 583, Volume 107 of Deeds.

ALL that part of Lot 1, Section 15, Township 40 South, Range 8 East of the Willamette Meridian, lying South of a line drawn East and West from a point 6.69 chains South of the fractional section corner common to Sections 15 and 16, a stone marking the Northwest corner of said Lot 1, Section 15.

ALSO, Lot 1 of Section 11 and Lots 17 and 18 of Section 15 in Township 40 South, Range 8 East of the Willamette Meridian.

ALSO all that part of Lot 6, Section 11, Township 40 South, Range 8 East of the Willamette Meridian, described as follows: Beginning at the fractional section corner between Sections 10 and 11, 6.38 chains South of the sections corner common to Sections 2, 3, 10 and 11, Township 40 south, Range 8 East of the Willamette Meridian; thence
(continued)

North 55 degrees 15' East along the meander line 9.07 chains to the present boundary fence; thence South 63 degrees 30' West 8.60 chains along said fence to the section line; thence South 1 degree West 1.55 chains to the point of beginning.

ALSO all that part of Section 10, Township 40 South, Range 8 East of the Willamette Meridian, described as follows: Beginning at the fractional section corner between Sections 10 and 11, 6.38 chains South of the section corner common to Sections 2, 3, 10, and 11, Township 40 South, Range 8 East of the Willamette Meridian; thence along the meander line South 67 degrees 15' West 19.80 chains, more or less, to the present boundary fence; thence North 63 degrees 30' East 20.60 chains, more or less, to the section line between Sections 10 and 11; thence South 1 degree West along the section line, 1.55 chains to the point of beginning.

ALSO all that part of Section 10, Township 40 South, Range 8 East of the Willamette Meridian, described as follows: Beginning at the fractional section corner common to Sections 10 and 15, 27.60 chains East of the section corner common to Sections 9, 10, 15 and 16 Township 40 South, Range 8 East of the Willamette Meridian; thence West .50 chains to the present boundary fence; thence following said fence North 52 degrees 35' East .40 chains; thence North 14 degrees 30' East along said fence 32.80 chains, more or less to the meander line on the East boundary of the tule marsh on the right or West bank of the Klamath River; thence following said meander line South 6 degrees West 14.00 chains; thence South 23 degrees 15' East 7.00 chains; thence South 3 degrees 30' East 8.00 chains; South 65 degrees 45' West 10.45 chains to the point of beginning.

ALSO all that part of Section 15, Township 40 South, Range 8 East of the Willamette Meridian, described as follows: Beginning at the fractional section corner common to Sections 10 and 15, 27.60 chains East of the section corner common to Sections 9, 10, 15 and 16, Township 40 South, Range 8 East of the Willamette Meridian; thence along the meander line South 46 degrees 30' West 20.60 chains; thence South 61 degrees 15' West 15.13 chains, more or less to the boundary fence at the fractional section corner common to Sections 15 and 16; thence North 1 degree East .25 chains to a fence corner; thence North 52 degrees 35' East along said boundary fence 34.80 chains, more or less, to the North section line of Section 15; thence East 50 links to the point of beginning.

EXCEPTING therefrom any portion of the above-described property lying within the N1/2 NE1/4 of Section 10, and the N1/2 NW1/4 of Section 11, Township 40 South, Range 8 East of the Willamette Meridian.

PARCEL 3:

Government Lot 1 of Section 11 and Government Lot 1 of Section 10.

EXCEPTING THEREFROM any portion lying within the S1/2 NE1/4 of said Section 10 in Township 40 South, Range 8 East of the Willamette Meridian.

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PARCEL 4

Government Lot 6, Section 11, Township 40 South, Range 8 East of the Willamette Meridian, Oregon, SAVE AND EXCEPT that portion thereof described as follows:

Beginning at the fractional section corner between sections 10 and 11, 6.38 chains South of the Section corner common to Sections 2, 3, 10 and 11, Township 40 South, Range 8 East of the Willamette Meridian; thence, North 55 degrees 15' East along the meander line 9.07 chains to the present boundary fence; thence, South 63 degrees 30' West 8.60 chains along said fence to the Section line; thence, South 1 degree West 1.55 chains to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 12th day
of October A.D., 19 87 at 3:25 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 18511.

FEE \$30.00

Evelyn Biehn,
By Phm Smith County Clerk