

WHEN RECORDED MAIL TO:

GIACOMINI, JONES & TROTMAN
ATTORNEYS AT LAW
635 MAIN STREET
KLAMATH FALLS, OREGON 97601

MAIL TAX STATEMENTS TO:

EDDIE M. BACCHI REVOCABLE
TRUST & VIRGINIA M. BACCHI
REVOCABLE TRUST, ET AL
6825 BACCHI ROAD
LOTUS, CALIFORNIA 95651

County of _____

I, T.M.O. certify that the within instrument
was received for record on the _____ day
of _____, 19____,
at _____ o'clock _____ M. and recorded in
book _____ on page _____ of the
filing fee number _____

ord of Deeds of said County, _____
Witness my hand and seal of County
affixed.

Title _____
By _____ Deputy

BARGAIN AND SALE DEED

EDDIE M. BACCHI, AS TRUSTEE OF THE CAROL W. BACCHI
REVOCABLE TRUST UTA 6/29/71,

GRANTOR, conveys to

EDDIE M. BACCHI REVOCABLE TRUST and VIRGINIA M. BACCHI REVOCABLE TRUST, AS
TENANTS IN COMMON, AS TO AN UNDIVIDED 1/3 INTEREST; CARLA B. POMEROY &
BENJAMIN J. POMEROY, HUSBAND AND WIFE, AS TENANTS IN COMMON, AS TO AN
UNDIVIDED 1/3 INTEREST; and WILLIAM L. BACCHI & TERRIE L. BACCHI, HUSBAND
AND WIFE, AS TENANTS IN COMMON, AS TO AN UNDIVIDED 1/3 INTEREST,

GRANTEE, the following described real property situate in Klamath County, Oregon:

AN UNDIVIDED 17.52% INTEREST IN THE FOLLOWING:

PARCEL 1:

A tract of land situated in Sections 6, 7, 18 and 19, Township 34
South, Range 7, E.W.M., Klamath County, Oregon, more particularly described
as follows:

(PROPERTY DESCRIPTION CONTINUED ON THE REVERSE SIDE HEREOF)

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 SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- . XXXXXXXX
the actual consideration consists of XXXXXXXX other XXXXXXXX property or value given or promised which is XXXXXXXX
XXXXXXXXX DEED GIVEN TO IMPLEMENT GIFT.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 6th day of JANUARY, 19 88.

EDDIE M. BACCHI, AS TRUSTEE OF THE
CAROL W. BACCHI REVOCABLE TRUST UTA
6/29/71

STATE OF OREGON, County of Klamath, ss. January 6, 19 88

Personally appeared the above named

EDDIE M. BACCHI

and acknowledged the foregoing instrument to be his voluntary act and deed.

(Official Seal)

KIRSTINE L. PROCK
NOTARY PUBLIC - OREGON
My Commission Expires

Before me:

Notary Public for Oregon

My commission expires 12/16/88

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Trotman
Attorneys at Law
635 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

(PROPERTY DESCRIPTION, CONT.)

297

Beginning at the North 1/16 corner common to Sections 1 and 6, Township 34 South, Range 6 E.W.M., as marked by a 1931 G.L.O. brass cap monument; thence North 00°03'52" West along the West line of said Section 6, 620 feet, more or less, to the centerline of Seven Mile Canal; thence Easterly, along the centerline of said Seven Mile Canal, 310 feet, more or less, thence South 00°12'47" West 195 feet, more or less, to a PK nail on a fence post; from which said North 1/16 corner bears South 35°49'22" West 516.81 feet; thence South 00°12'47" West 287.54 feet to a PK nail on a fence post; thence South 01°02'38" East 120.71 feet to a PK nail on a fence post; thence South 02°26'25" West 287.52 feet to a PK nail on a fence post; thence South 18°02'14" East 1131.66 feet to a PK nail on a fence post; thence South 83°43'23" East 48.62 feet to a PK nail on a fence post; thence North 83°31'40" East 16.38 feet to a PK nail on a fence post; thence South 43°54'16" East 58.37 feet to a PK nail on a fence post; thence North 73°09'13" East 629.63 feet to a PK nail on a fence post; thence North 71°53'47" East generally along an existing fence, 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence North 31° East 75 feet, more or less, to the centerline of said Seven Mile Canal; thence Southeasterly along the centerline of said Seven Mile Canal 1440 feet, more or less, to its intersection with the centerline of the Dixon and McQuiston Center Canal; thence, along the centerline of said Dixon and McQuiston Center Canal, South 00°13'57" East 16.175 feet, more or less, South 23°53'22" East 156.11 feet and South 13°18'22" West 681.05 feet to its intersection with the centerline of an existing canal, thence North 74°27'51" West, along the centerline of said canal, 3243.55 feet to the centerline of Four Mile Canal and being on the East line of that tract of land as described in Deed Volume 331, Page 367, Parcel 1, as recorded in the Klamath County deed records; thence North 00°04'38" West along the centerline of said Four Mile Canal, 2222.53 feet to the Northeast corner of said Deed Volume 331, Page 367, Parcel 1; thence West 98.00 feet to the Northwest corner of said Deed Volume 331, Page 367, Parcel 1, on the West line of the Northwest 1/4 of said Section 19; thence North 00°23'47" East 1557.50 feet to the corner common to Sections 13 and 24, Township 34 South, Range 6 E.W.M., and said Sections 18 and 19, as marked by a 1931 G.L.O. brass cap monument; thence North 00°08'26" West 2547.24 feet to the 1/4 corner common to said Sections 13 and 18, as marked by a 1931 G.L.O. brass cap monument; thence North 00°04'44" West 11,466.34 feet to the point of beginning, containing 1300 acres, more or less, with bearings based on Survey No. 3146, as recorded in the office of the Klamath County Surveyor.

This grant to be subject to, and enjoy the benefits of, all heretofore created or excepted easements for ingress and egress, irrigation, ranching purposes, scale access, shipping corrals, livestock gathering facilities and improvements set out in that certain deed 28 December, 1979, in Vol. M-80 at Page 18794 as Document No. 90503 to the extent such easements affect the parcel designated as "Parcel 1" and the parcel herein described in this deed as "Parcel B".

PARCEL B:

A tract of land situated in Governments Lots 20, 21, 22 and 25 of Section 6, Township 34 South, Range 7 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a PK nail on a fence post from which the North 1/16 corner common to said Section 6 and Section 1, Township 34 South, Range 6 E.W.M., Klamath County, Oregon, bears South 35°49'22" West 516.81 feet; thence South 00°12'47" West 287.54 feet to a PK nail on a fence post; thence South 01°02'38" East 120.71 feet to a PK nail on a fence post; thence South 02°26'25" West 287.52 feet to a PK nail on a fence post; thence South 18°02'14" East 1131.66 feet to a PK nail on a fence post; thence South 83°43'23" East 48.62 feet to a PK nail on a fence post; thence North 83°31'40" East 16.38 feet to a PK nail on a fence post; thence South 43°54'16" East 58.37 feet to a PK nail on a fence post; thence North 73°09'13" East 629.63 feet to a PK nail on a fence post; thence North 71°53'47" East generally along an existing fence 709.12 feet to a 5/8 inch iron pin on the Northeast side of fence corner; thence North 31° East 75 feet, more or less, to the centerline of the Seven Mile Canal; thence Northwesterly along the centerline of said Seven Mile Canal to a point that bears North 00°12'47" East from the point of beginning; thence South 00°12'47" West 195 feet, more or less, to the point of beginning, containing 47 acres, more or less, with bearings based on the West line of said Government Lot 20 as being North 00°03'52" West.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Giacomini, Jones & Trotman, Attorneys the 6th day of January A.D., 19 88 at 4:24 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 296

FEE \$15.00

Evelyn Biehn, County Clerk
By PRM Smith