

BARGAIN AND SALE DEED

Vol. 1788 Page 7374

87188

KNOW ALL MEN BY THESE PRESENTS, That Harold O. Petersen, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Harold O. Petersen and Gene Martin Petersen, not as Tenants in Common but with the Right of Survivorship, 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:

Exhibit "A"

Than Grantor reserves unto himself a life estate in the property described herein.

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 \$ 0-00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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.)

STATE OF OREGON,

County of Klamath  
The foregoing instrument was acknowledged before me this MAY 2, 1988 by Harold O. Petersen

Carol Brewer  
Notary Public for Oregon  
My commission expires: 7/23/91

(ORS 194.570)

STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(SEAL)

(If executed by a corporation, affix corporate seal)

Harold O. Petersen  
HC 32, Box 549  
Gilchrist, OR 97737-9710  
GRANTOR'S NAME AND ADDRESS  
Harold O. Petersen and Gene Martin Petersen  
GRANTEE'S NAME AND ADDRESS

After recording return to:

CRANE & BAILEY  
296 Main Street  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Harold O. Petersen  
HC 32, Box 549  
Gilchrist, OR 97737-9710  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_.  
Record of Deeds of said county  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ TITLE \_\_\_\_\_ Deputy

88 MAY 10 PM 4 05

clerk 20

A tract of land situated in the Northeast Quarter (NE<sup>1</sup>) of the Northeast Quarter (NE<sup>1</sup>) of Section Twenty Four (24), Township 23, Range 9, E.W.

7375

BEGINNING at the Southwest Corner of property described in Deed Volume 234, Page 328 recorded 10-6-49; thence West to the Center line of the Walker Basin Canal as now located and established on the Plat of River Pine Estates; thence Northeasterly along the Center line of said canal to its intersection with the Northernly line of said deed if extended Westerly; thence East along said Northernly line extended to the North Westerly corner of said deed; thence Southwesterly along the Westerly line of said deed to the P.O.B.

Any portion of the Northeast Quarter (NE<sup>1</sup>) of the Northeast Quarter (NE<sup>1</sup>), of Section Twenty Four (24), Township 23, Range 9, E.W. lying East of the center line of the Walker Basin Canal as now located and established on the Plat of River Pine Estates; and South of a line 165 feet South of the North Section line of said Section and North of a line 330 feet South of the North Section line of said Section Twenty Four (24).

THAT PORTION, OF SECTION 24, TOWNSHIP 23, RANGE 9, E.W. 1/4. STARTING ONE HUNDRED AND SIXTY FIVE FEET SOUTH OF SECTION CORNER, AND GOING ONE HUNDRED AND SIXTY FIVE FEET SOUTH AND THEN GOING FIVE HUNDRED AND TWENTY EIGHT FEET WEST AND ONE HUNDRED AND SIXTY FIVE FEET NORTH AND FIVE HUNDRED AND TWENTY EIGHT FEET EAST TO STARTING POINT, LESS POR E OF HWY 47.  
TOTAL NE<sup>1</sup>/4: NE<sup>1</sup>/4 DEED 115-110  
P. 601 LESS P. 712 OF HWY DEED  
66 143 P. 144 1.5 AC. MORE OR LESS.

A parcel of land lying in the Northeast quarter of the Northeast quarter (NE<sup>1</sup> NE<sup>1</sup>) of Section 24, Township 23 South, Range 9 East, W. M., Klamath County, Oregon, and being a portion of the following described property:

That tract of land which was conveyed by that certain deed to Esther L. Mayben, recorded in Book 234, Page 328 of Klamath County Record of Deeds. The said parcel being that portion of said property lying Westerly of a line which is parallel to and 200 feet Westerly of the relocated center line of the The Dalles-California Highway, containing 1.0 acre, more or less.

Provided, however, there is reserved to the grantor, and waived and relinquished by the grantee, all right of access between the above described real property and the right of way of the relocated The Dalles-California Highway abutting on the Easterly side of said parcel, which public highway is further identified as State Highway No. 4. This reservation and exception shall run with the land and shall not be subject to modification, cancellation or destruction by adverse user or estoppel, no matter how long continued. Nothing in this conveyance contained shall be construed as conveying any estate, right, title or interest in and to the public highway right of way or any rights of reversion therein or thereto.

Exhibit "A" to Bargain and Sale Deed

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Crane & Bailey, Attorneys the 10th day of May A.D., 19 88 at 4:05 o'clock P M., and duly recorded in Vol. M88 of Deeds on Page 7374

FEE \$15.00

Evelyn Mehn County Clerk  
By Bernetha Schuch