

OK

BARGAIN AND SALE DEED

Vol. m88 Page 10014

88636

KNOW ALL MEN BY THESE PRESENTS, That John Wade Nelson, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Coralie C. Nelson, 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:

See 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 \$ Gift.

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 ①, 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 27 day of June, 1988; 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,

County of Klamath

The foregoing instrument was acknowledged before me this June 27, 1988, by John Wade Nelson

William K. Talbot
Notary Public for Oregon
My commission expires: 12/25/88.

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)

STATE OF OREGON,

County of _____) ss.

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 _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Coralie C. Nelson
POB 7392 KF 97602
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

88 JUN 27 PM 2 06

KLAMATH COUNTY TITLE CO.

P. O. BOX 151 422 MAIN ST.
KLAMATH FALLS, OREGON 97601

6/27/88
Jen Jwn 6/27/88
Tax Lot 500

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the NW corner of Lot 4; thence South along the East line of Lots 5 and 6 and 16 to the NW corner of Lot 5, Block 2, Williamson River Estates; thence Northeasterly along the North line of said subdivision to the NE corner of Lot 11, Block 1; thence Northerly and Easterly along the Westerly right of way line of Williamson River Drive to the Westerly right of way line of Highway No. 97; thence Northwesterly along said highway right of way line to the SE corner of Deed Volume 336, page 17, Records of Klamath County, Oregon; thence South 80°32'15" West to the SW corner of said deed; thence Northerly along the Westerly line of said deed, 200 feet to the NW corner thereof; thence North 80°32'15" East to the Westerly right of way line of said highway; thence Northerly along said Westerly right of way line 60 feet, more or less, to the SE corner of Volume M-67, page 318, Microfilm Records of Klamath County, Oregon; thence South 80°32'15" West 231 feet to the SW corner of said deed; thence North 09°27'45" West 607.11 feet, more or less, to the North line of Section 21; thence West along said line to the Point of Beginning.

EXCEPTING THEREFROM a tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the initial point of Williamson River Estates, a duly recorded subdivision, said initial point situated South 19°17'35" East a distance of 1037.36 feet (South 18°49'22" East 1038.84 feet by said plat) from the North one-fourth corner (N $\frac{1}{4}$ of said Section 21); thence South 81°02'30" West 172.35 feet (172.88 by said plat); thence continuing South 81°02'30" West 80.86 feet; thence North 09°27'45" West 365.94 feet to a $\frac{1}{4}$ inch iron pin which is North 80°32'15" East 17.00 feet from Point A as shown on accompanying Exhibit A; thence North 80°32'15" East 253.20 feet to the Westerly right of way line of U. S. Highway 97; thence South 09°27'45" East, along said right of way line 368.17 feet to the point of beginning, with bearings based on said recorded plat.

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lots 7 and 15 of Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of Williamson River Estates, a duly recorded subdivision, said point being on the Westerly line of said Lot 15; thence along the Northerly line of said subdivision, North 89°34'45" East 329.42 feet and North 74°05'45" East 573.78 feet to a fence corner; thence along the fence lines to be the property lines the following courses; North 08°53'25" West 567.07 feet, North 85°27'50" West 143.46 feet, North 77°32'10" West 293.55 feet, North 55°21'40" West 218.14 feet, South 71°16'20" West 100.40 feet and South 67°57'45" West 104 feet, more or less, to the Westerly line of said Lot 7; thence, Southerly along the Westerly lines of said Government Lots 7 and 15, 849 feet, more or less, to the point of beginning, with bearings based on said Williamson River Estates.

10015A

*can 6/27/88
Jun 6/27/88*

Tax Lot 900

A tract of land lying Southeasterly of and adjacent to Williamson River Estates, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 E.W.M., Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 in Block 3 of aforesaid Williamson River Estates; thence South 80°35'30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74°81'30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60°45'30" East 110.5 feet to a 3/4" galvanized iron pipe; thence North 45°47'30" East 42.78 feet to the true point of beginning; thence North 45°47'30" East 106.40 feet; thence North 10°00'01" West 175.96 feet to a point on the Southerly curved right of way boundary of the Williamson River Drive; thence Northerly along said boundary to the Southwest corner of deed recorded in Vol. M74 page 6192, Deed Records of Klamath County, Oregon; thence North 79°40'35" East 243.51 feet along the Southerly line of said deed to the Westerly right of way line of Highway 97; thence Southerly along the Westerly right of way line of said highway and the Northerly bank of the Williamson River to its intersection with the Southeast corner of Parcel 2 of deed recorded in Vol. M72 page 9500, Deed Records of Klamath County, Oregon; thence North 31°37' West 130.80 feet to the point of beginning.

*can 6/27/88
Jun 6/27/88*

Tax Lot 1400

Lot 2, Block 2, Williamson River Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

*can 6/27/88
Jun 6/27/88*

Tax Lot 3000

A parcel of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the SE corner of Lot 5, Block 3, Williamson River Estates; thence Southwesterly along the Southerly boundary of said subdivision to the SW corner of Lot 6, Block 2; thence South along the Easterly line of Lot 17 to the Northerly line of the Williamson River; thence Northerly along said line to a point that would intersect the Easterly line of said Lot 5 if extended Southerly; thence Northerly along said line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Coralie C. Nelson
 of June A.D., 1988 at 2:06 o'clock P.M., and duly recorded in Vol. M88
 of Deeds on Page 10014,
 By Evelyn Biehn County Clerk
Pauline M. Nelson

FEE 18.00