

As per 02632258
BARGAIN AND SALE DEED (INDIVIDUAL)

RICHARD T. DUDY and JEANNE S. DUDY, husband and wife convey(s)
to RICHARD T. DUDY and JEANNE S. DUDY, husband and wife
all that real property situated in Klamath County, State of Oregon, described as:

The purpose of this deed is to grant an easement as set out in Exhibit "A" attached hereto.

The true and actual consideration for this transfer is \$ To Grant Easement

Dated this 13th day of July, 1988.

Richard T. Dudy

Jeanne S. Dudy

STATE OF OREGON, County of Klamath ss.

On this 20 day of July, 1988 personally appeared the above-named

Richard T. Dudy and Jeanne S. Dudy, husband and wife and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7-23-89

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property, or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

BARGAIN AND SALE DEED
(INDIVIDUAL)

Richard T. Dudy

Jeanne S. Dudy

TO

Richard T. Dudy

Jeanne S. Dudy

After Recording Return to:
Richard T. and Jeanne S. Dudy
3511 Evergreen Dr.
Klamath Falls 97603

STATE OF OREGON,

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

on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

EXHIBIT "A"

A 60-foot non-exclusive easement situated in the $W\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$ of Section 7, T39S, R9EWM, Klamath County, Oregon. The centerline of which is more particularly described as follows:

Beginning at a point on the west line of said Section 7, from which the Northwest corner of said Section 7 bears $N00^{\circ}17'18''E$ 458.13 feet; thence East 664.75 feet to the east line of said $W\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$. With bearings based on Record of Survey No. 3544.

Said Easement is for the use and benefit of the following described parcels of land

Parcel 1:

A tract of land situated in the $W\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$ of Section 7, T39S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 7; thence $S00^{\circ}17'18''W$, along the west line of said Section 7, 458.13 feet; thence East 664.75 feet to a point on the east line of said $W\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$; thence $N00^{\circ}04'20''W$ 454.28 feet to the W-W 1/64 corner common to said Section 7 and Section 6; thence $N89^{\circ}40'00''W$ 661.88 feet to the point of beginning, containing 6.95 acres and with bearings based on the survey of said Major Land Partition 36-87.

Parcel 2:

A tract of land situated in the $W\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$ of Section 7, T39S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the Northwest corner of said Section 7 bears West 332.37 feet and $N00^{\circ}17'18''E$ 458.13 feet; thence $S00^{\circ}06'29''W$ 871.27 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap on the south line of said $W\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$; thence $S89^{\circ}31'15''E$ 335.13 feet to the Southeast corner of said $W\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$; thence $N00^{\circ}04'20''W$, along the east line of said $W\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$, 874.07 feet; thence West 332.38 feet to the point of beginning, containing 6.69 acres and with bearings based on the survey of said Major Land Partition 36-87.

Parcel 3: A tract of land situated in the $W\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$ of Section 7, T39S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the west line of said Section 7 from which the Northwest corner of said Section 7 bears $N00^{\circ}17'18''E$ 458.13 feet; thence $S00^{\circ}17'18''W$ 868.47 feet to the N1/16 corner common to said Section 7 and Section 12, T39S, R8EWM; thence $S89^{\circ}31'15''E$, along the south line of said $W\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$, 335.12 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence $N00^{\circ}06'29''E$ 871.27 feet; thence West 332.37 feet to the point of beginning, containing 6.66 acres and with bearings based on the survey of said Major Land Partition 36-87.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
 of July A.D., 19 88 at 10:28 o'clock A.M., and duly recorded in Vol. M88
 of Deeds on Page 11491 the 20th day

FEE 18.00

Evelyn Biehn, County Clerk

By Pauline Millendare

EXHIBIT 3:

EXHIBIT 1:

EXHIBIT 2:

and agreement is for the use and benefit of the following territory