

OK

91473

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM G. NEUBERT AND ELIZABETH A. NEUBERT husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael A. Grassmuck, Inc. Trustee for Wayne L. & Karine Neubert 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:

A perpetual easement over and across the following described property:
A parcel of land lying in Government Lot 4 of Section 17, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, described as follows:

Beginning at a point on the South line of said Section 17 which is 3,285.96 feet Easterly from the Southwest corner of said Section; thence North 30 feet to the true point of beginning; thence South 89°58'45" East 719 feet to a point, thence North 301 feet more or less to the mean high water line of Lost River; thence Westerly along said mean high water line to a point due North from the true point of beginning; thence South 433.30 feet more or less to the true point of beginning.

Said easement was granted to Grantor in Volume M70 at Page 1316, Microfilm Records of Klamath County, Oregon.
ALSO

A perpetual easement over and across the following described property:

A parcel of land lying in Government Lot 4, Section 17 Township 40 South, Range 10 E.W.M., Klamath County, Oregon, Beginning at a point on the South line of said Section 17, which is 3,285.96 feet Easterly from the Southwest corner of said Section; thence North 30 feet to the true point of beginning; thence South 89°58'45" East 208.00 feet to a point; thence North 209.4 feet to a point; thence North 89°58'45" West

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (If space insufficient, continue description on reverse side)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$extinguish easement.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 7th day of Sept, 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 ss.

The foregoing instrument was acknowledged before me this 7th day of Sept, 1988, by William G. Neubert & Elizabeth A. Neubert

[Signature]
Notary Public for Oregon

My commission expires: 5-26-91

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____

_____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

_____, Notary Public for Oregon

My commission expires: _____ (SEAL)

(If executed by a corporation, affix corporate seal)

After recording return to:

FISHER & ASSOCIATES REAL ESTATE

407 Main

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all for statements shall be sent to the following address.

NO CHANGE 308 1988 to a home

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

RECORDER'S USE

RECORDER'S USE

RECORDER'S USE

RECORDER'S USE

RECORDER'S USE

RECORDER'S USE

RECORDER'S USE

RECORDER'S USE

RECORDER'S USE

RECORDER'S USE

RECORDER'S USE

RECORDER'S USE

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.

NAME _____ TITLE _____

By _____ Deputy

NAME _____ TITLE _____

By _____ Deputy

NAME _____ TITLE _____

By _____ Deputy

NAME _____ TITLE _____

By _____ Deputy

NAME _____ TITLE _____

By _____ Deputy

NAME _____ TITLE _____

By _____ Deputy

NAME _____ TITLE _____

By _____ Deputy

NAME _____ TITLE _____

By _____ Deputy

NO CHARGE

208 feet to a point; thence South 209.4 feet to the true point of beginning.

Klamath County, Oregon

Said easement was granted to Grantor in Volume M70 at Page 1314, Microfilm Records of Klamath County, Oregon.

EISENBERG & VANDERBILT KEVIN EISENBERG

Said easements were for the benefit of the following described property:

The following described property is situate in Government Lot 4, Section 17, Township 40 South, Range 10 E.W.M. more particularly described as follows:

Beginning at a point which is South 89°58'45" East 3,735.96 feet and North 30.00 feet from the Southwesterly corner of Section 17, thence North 240.00 feet to a point; thence South 89°58'45" East 169 feet to a point; thence South 240.00 feet to a point, thence North 89°58'45" West 169.00 feet to the point of Beginning.

The Grantors are terminating these easements due to the fact that another well is servicing the appurtenant property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day
 of Sept. A.D., 1988 at 3:39 o'clock P.M., and duly recorded in Vol. M88
 of Deeds on Page 15086

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mueller

V720

Microfilm Records of Klamath County, Oregon

Said easement was granted to Grantor in Volume M70 at Page 1314, Microfilm Records of Klamath County, Oregon.

Beginning at

a point which is South 89°58'45" East 3,735.96 feet and North 30.00 feet from the Southwesterly corner of Section 17,

thence North 240.00 feet to a point; thence South 89°58'45" East 169 feet to a point; thence South 240.00 feet to a point, thence North 89°58'45" West 169.00 feet to the point of Beginning.

The Grantors are terminating these easements due to the fact that another well is servicing the appurtenant property.

The following described property is situate in Government Lot 4, Section 17, Township 40 South, Range 10 E.W.M. more particularly described as follows:

Beginning at a point which is South 89°58'45" East 3,735.96 feet and North 30.00 feet from the Southwesterly corner of Section 17,

thence North 240.00 feet to a point; thence South 89°58'45" East 169 feet to a point; thence South 240.00 feet to a point, thence North 89°58'45" West 169.00 feet to the point of Beginning.

The Grantors are terminating these easements due to the fact that another well is servicing the appurtenant property.

The following described property is situate in Government Lot 4, Section 17, Township 40 South, Range 10 E.W.M. more particularly described as follows:

Beginning at a point which is South 89°58'45" East 3,735.96 feet and North 30.00 feet from the Southwesterly corner of Section 17,

thence North 240.00 feet to a point; thence South 89°58'45" East 169 feet to a point; thence South 240.00 feet to a point, thence North 89°58'45" West 169.00 feet to the point of Beginning.

The Grantors are terminating these easements due to the fact that another well is servicing the appurtenant property.

The following described property is situate in Government Lot 4, Section 17, Township 40 South, Range 10 E.W.M. more particularly described as follows:

Beginning at a point which is South 89°58'45" East 3,735.96 feet and North 30.00 feet from the Southwesterly corner of Section 17,

thence North 240.00 feet to a point; thence South 89°58'45" East 169 feet to a point; thence South 240.00 feet to a point, thence North 89°58'45" West 169.00 feet to the point of Beginning.

The Grantors are terminating these easements due to the fact that another well is servicing the appurtenant property.

The following described property is situate in Government Lot 4, Section 17, Township 40 South, Range 10 E.W.M. more particularly described as follows:

Beginning at a point which is South 89°58'45" East 3,735.96 feet and North 30.00 feet from the Southwesterly corner of Section 17,

thence North 240.00 feet to a point; thence South 89°58'45" East 169 feet to a point; thence South 240.00 feet to a point, thence North 89°58'45" West 169.00 feet to the point of Beginning.

The Grantors are terminating these easements due to the fact that another well is servicing the appurtenant property.

The following described property is situate in Government Lot 4, Section 17, Township 40 South, Range 10 E.W.M. more particularly described as follows:

Beginning at a point which is South 89°58'45" East 3,735.96 feet and North 30.00 feet from the Southwesterly corner of Section 17,

thence North 240.00 feet to a point; thence South 89°58'45" East 169 feet to a point; thence South 240.00 feet to a point, thence North 89°58'45" West 169.00 feet to the point of Beginning.

The Grantors are terminating these easements due to the fact that another well is servicing the appurtenant property.

The following described property is situate in Government Lot 4, Section 17, Township 40 South, Range 10 E.W.M. more particularly described as follows:

Beginning at a point which is South 89°58'45" East 3,735.96 feet and North 30.00 feet from the Southwesterly corner of Section 17,