

## BARGAIN AND SALE DEED

Larry L. Pergram, GRANTOR

Conveys to

Carla A. Balducci, GRANTEE

All the following described real property situated in Klamath County, Oregon and more particularly described as:

Parcel I

A rectangular portion of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 17, Township 24 South, Range 7 East of the Willamette Meridian more particularly described as follows:

Commencing at a point where the North-South center line of said Section 17 intersects the Northeasterly line of the highway right-of-way of Oregon State Highway 58; thence along said Northeasterly line of said right-of-way in a generally Northwesterly direction a distance of 650 feet to a point which is the true point of beginning; thence at right angles to said highway right-of-way and in a generally Northeasterly direction 250 feet to a point; thence at right angles to said last course and in a generally northwesterly direction a distance of 300 feet to a point; thence at right angles to said last course and in a generally Southwesterly direction a distance of 250 feet, more or less, to the said northeasterly right-of-way line of said Oregon State Highway 58; thence along said northeasterly line of said right-of-way in a generally southeasterly direction a distance of 300 feet, more or less, to the point of beginning, together with easement in which Anna Foegeding, a widow, is first party and John B. Amuchastegui and Etta Marie Amuchastegui, husband and wife, and John L. Stonestreet and Bertha L. Stonestreet, husband and wife, are second parties, dated September 26, 1947, affecting the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 17, Township 24 South, Range 7 East Willamette Meridian, Klamath County, Oregon. Tax Account No. 51-2407-1730; Tax Lot 300.

Parcel II

A portion of the N $\frac{1}{2}$  SW $\frac{1}{4}$  of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at a point where the North-South center line of said section 17 intersects the Northeasterly line of the highway right-of-way of Oregon State Highway 58; thence along said northeasterly line of said right-of-way in a generally northwesterly direction, a distance of 1300 feet to a point, which is the true point of beginning; thence at right angles to said highway right of way line in a generally Northeasterly direction, 250 feet to a point; thence at right angles to said last mentioned course and in a generally Southeasterly direction, 350 feet to a point; thence at right angles to said last mentioned course, and in a generally

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Southwesterly direction 250 feet, more or less, to said  
Northeasterly right-of-way line of said Oregon State highway 58;  
thence along said Northeasterly line of said right-of-way in a  
generally Northwesterly direction, a distance of 350 feet, more  
or less, to the point of beginning. Tax Account No. 51-2407-  
1730; Tax Lot 200.

The true and actual consideration for this transfer is other value given.

ORS 93.040(1) requires that the following statement be included in the body of an  
instrument transferring or contracting to transfer fee title to real property: 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.

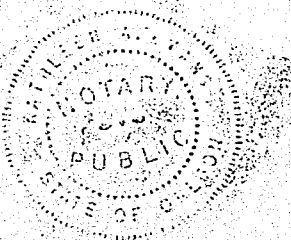
TO: UNTIL FURTHER NOTICE, ALL TAX STATEMENTS ARE TO BE SENT

Carla A. Balducci  
Post Office Box 41426  
San Jose, CA 95160

AFTER COMPLETING OF RECORDING, RETURN TO:

Carla A. Balducci  
Post Office Box 41426  
San Jose, CA 95160

Dated this 11 day of October, 1988.



STATE OF Marion Oregon

COUNTY OF Marion

} ss.

Larry L. Pergram  
Larry L. Pergram

PERSONALLY appeared before me this 11 day of October, 1988, the above  
named Larry L. Pergram and acknowledged the foregoing instrument to be his voluntary act and deed.

G:REBARDED.PRI

10.10.88 11:14  
WRE:PS6671.BSD\*

Cathleen E. Evans  
NOTARY PUBLIC  
My Commission Expires: 7-27-92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of  
of Oct.

A.D., 19 88 at 2:09 o'clock P.M., and duly recorded in Vol. M88  
of Deeds on Page 17216

FEE \$13.00

Evelyn Biehn

By Cathleen E. Evans County Clerk