

## BARGAIN AND SALE DEED

DOROTHY MARIE SNEED, (Grantor) for adequate consideration, does grant, sell and transfer to DOROTHY MARIE SNEED, Trustee of the DOROTHY MARIE SNEED LIVING TRUST u.d.d. January 23, 1989, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

SEE ATTACHED EXHIBIT

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estate of DOROTHY MARIE SNEED for improved administration of assets while alive and competent, and ease of transition thereafter.

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until change is requested, all tax statements shall be sent to the following address: Mrs. Dorothy Marie Sneed, P.O. Box 3226, Harbor, Oregon 97415.

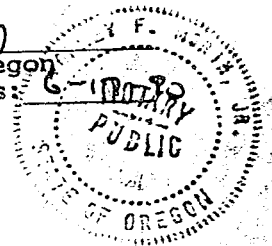
DATED this 23rd day of January, 1989.

Dorothy Marie Sneed  
DOROTHY MARIE SNEED

STATE OF OREGON                    )  
  )ss.  
County of Curry                    )

On January 23, 1989 personally appeared DOROTHY MARIE SNEED, who, being duly sworn, acknowledged the foregoing instrument to be her voluntary act and deed. Before me signed:

Nolney J. Mow  
Notary Public for Oregon  
My Commission Expires: 6-1-1990



89 JAN 27 AM 11 22

The real property known as 3952-3956 South 6th Street, Klamath Falls, Oregon, Klamath County, Tax Account Number 528-423-R3909, Lot numbers 700, 800, and 900, more particularly described as:

A parcel of land situate in the Northeast quarter of the Southeast Quarter of Section 3, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

Beginning at the cased monument at the one quarter Section Corner common to Sections 2 and 3, Township 39 South, Range 9 East, of the Willamette Meridian, in Klamath County, Oregon; thence South 1 degree 14' East 55.03 feet to a point on the Southerly right of way line of South Sixth Street; thence following said Southerly right of way line of South Sixth Street, South 89 degrees 14' West 443.75 feet and South 89 degrees 43' 55" West 100.25 feet to a railroad spike set in the pavement and the True Point of Beginning of this description; thence South 1 degree 14' East 137.87 feet

to an iron pin; thence South 89 degrees 14' West 36.0 feet to a point; thence North 1 degree 14' West 138.62 feet to a point on the Southerly right of way line of South Sixth Street; thence around a 0.9951 degree curve to the left, the long chord of which bears South 89 degrees 35' 25" East 36.0 feet, a distance of 36.0 feet, more or less, to the True Point of Beginning.

TOGETHER WITH an easement for ingress and egress and parking purposes over that "Common Area" being a strip of land 44.0 feet in width and 137 feet, more or less in length adjoining the East line of the herein described property and being Easterly thereof.

ALSO: A parcel of land situate in the SE 1/4 of Section 3, T.39 S., R.9 E., W.M., being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of South Sixth Street, 53.0 feet southerly at right angles from the centerline thereof, from which point the monument marking the one quarter section corner common to Sections 2 and 3, T.39 S., R.9 E., W.M. bears N. 89 degrees 14' E 430.0 feet and N. one degree 14' W 55.03 feet distant; thence S. one degree 14' E 137.0 feet to a point; thence S 89 degrees 14' W 114.0 feet to a point; thence N one degree 14' W 137.87 feet to a point on the southerly right-of-way line of South Sixth Street; thence following said right of way line easterly 100.25 feet along a .9951 degree curve to the left, the long chord of which bears N 89 degrees 43' 55" E 100.25 feet to a point; thence N 89 degrees 14' E 13.75 feet to the point beginning, containing 15,648 square feet, more or less, TOGETHER WITH right in adjoining common area for ingress, egress and parking purposes being the Westerly 44.0 feet of the above described property for joint use and benefit of the above described property and the property immediately westerly from the above described property.

Tract I, according to an unrecorded plat of ALTAMONT SCHOOL TRACTS, and being further described as follows: Beginning at an iron pin which lies on the southerly right of way line of the Dalles-California Highway, 40 feet southerly at right angles from the center line thereof, and which lies S. 89° 51' W. a distance of 30 feet along the east west quarter line and S 1° 14' E. parallel to the east section line a distance of 42.03 feet, and S. 89° 14' W. along the woutherly right of way line of the Dalles-California Highway, 40 feet southerly at right angles from the center line thereof, a distance of 500 feet from the brass plug in the pavement which marks the one quarter corner common to sections 2 and 3, TWP. 39 S. Range 9 EWM, Klamath County, Oregon and running thence:-continuing S. 89° 14' W. along the southerly right of way line of the Dalles-California Highway, 40 feet southerly at right angles from the center line thereof, a distance of 50 feet to an iron pin: thence S. 1° 14' E. parallel to the section line, a distance of 150 feet to an iron pin: thence N. 89° 14' E. parallel to the center line of the Dalles-California Highway, a distance of 50 feet to an iron pin: thence N. 1° 14' W. parallel to the section line, a distance of 150 feet more or less to the point of beginning. Said tract being a portion of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 3, TWP. 39 S. Range 9 EWM, Klamath County, Oregon.

That parcel of real property known as 140 $\frac{1}{2}$  Oregon Avenue, Klamath Falls, Oregon, Tax Account Number 301195 R3809-029CA 08400-0000, more particularly described as:

Lots 5 and 6 in Block 12, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Donald Street which inurred thereto, EXCEPTING THEREFROM the following:

Beginning at a point on the center line of vacated portion of Donald Street, said point being 60 feet, 6 inches West of West Line of Oregon Avenue; thence continuing West along said center line 40 feet, 6 inches to the East line of an alley; thence North along the East line of said alley 6 feet, 6 inches; thence East parallel to said center line 40 feet, 6 inches; thence South 6 feet, 6 inches to the point of beginning, same being a portion of the North one-half of vacated Donald Street in the City of Klamath Falls, Oregon, which is adjoining Lot 6, Block 12, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Dorothy Marie Sneed the 27th day of Jan. A.D., 19 89 at 11:22 o'clock A.M., and duly recorded in Vol. M89 of Deeds on Page 1752.

Evelyn Biehn County Clerk

FEE \$18.00

By Dorothy Marie Sneed

Return: Dorothy Marie Sneed  
P.O. Box 3226  
Harbor, Or. 97415