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KCTC-4156

- BARGAIN & SALE DEED -

A. DARREL RUSTH, the duly appointed, qualified and acting Personal Representative of the Estate of LEONA A. BAKER, deceased, Grantor, conveys to WESTERN BANK, TRUSTEE, under the Testamentary Trust of Leona A. Baker, deceased, Grantee, the following described real property situate in Klamath County, Oregon, to-wit:

PARCEL 1:

A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at an iron pin which lies North 0°51' West along the 40 line a distance of 542.3 feet and North 89°09' East a distance of 30 feet from the iron axle which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89°09' East a distance of 257.2 feet to an iron pin; thence North 20°18' West a distance of 164.5 feet to an iron pin; thence North 45°09' East a distance of 221.6 feet to an iron pin which lies on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway, 40 feet at right angles from its center; thence in a Northwesterly direction following the arc of a 3°11' curve to the left along the Southwesterly right of way line of the State Highway a distance of 432.3 feet to an iron axle (the long chord of this curve bears North 57°58 $\frac{1}{2}$ ' West a distance of 421.07') thence South 00°51' East along the Easterly right of way line of Patterson Street a distance of 544.2 feet, more or less, to the point of beginning.

LESS a tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street; said point begin North 0°51' West a distance of 660.0 feet and North 89°09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1; thence North 0°51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89°09' East at right angles to Patterson Street; a distance of 181.5 feet to an iron pin; thence South 0°51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89°09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion deeded to the State of Oregon by Deeds recorded July 24, 1964 in Volume 354, Page 605, and recorded September 10, 1971, in Volume M-71, Page 9658, Deed Records of Klamath County, Oregon

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. BARGAIN & SALE DEED

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PARCEL 2:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street, said point being North 0°51' West a distance of 660.0 feet and North 89°09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1; thence North 0°51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89°09' East at right angles to Patterson Street, a distance of 181.5 feet to an iron pin; thence South 0°51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89°09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is distribution of estate assets.

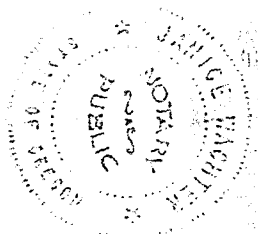
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved use.

DATED this 19 day of January, 1989.

A Darrel Rusth
Personal Representative

STATE OF OREGON)
) ss. January 19, 1989
County of Klamath)

Personally appeared the above-named A. DARREL RUSTH, Personal Representative of the Estate of Leona A. Baker, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Janice Wachter
Notary Public for Oregon
My Commission expires: 12-23-90

STATE OF OREGON. ss.
County of Klamath

AFTER RECORDING RETURN TO:

Klamath County Title
422 Main Street
Klamath Falls, OR 97601

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Filed for record at request of:

Klamath County Title Co.
on this 14th day of Feb. A.D. 19 89
at 2:40 o'clock P.M. and duly recorded
in Vol. M89 of Deeds Page 2818.
Evelyn Biehn County Clerk
By Pauline Mullins Deputy.

Fee, \$13.00

2. BARGAIN & SALE DEED