

OK **3420** BARGAIN AND SALE DEED Vol. **m89** Page **14276**
KNOW ALL MEN BY THESE PRESENTS, That **MARJORIE J. RAMBO**, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
E. J. SHIPSEY
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:

THIS IS FOR EASEMENT PURPOSES ONLY

SEE ATTACHED EXHIBIT "A"

1989 AUG 2 PM 4 13

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 **28** day of **July**, 19 **89**;
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 DE-
SCRIBED 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.)

STATE OF OREGON,) ss.
County of **Klamath**)
The foregoing instrument was acknowledged before
me this **28** day of **July**, 19 **89**, by
Marjorie J. Rambo

(ORS 194.570)

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
....., 19....., by
....., president, and by
..... secretary of
..... corporation, on behalf of the corporation.

NOTARY PUBLIC
Heidi Shandsaker
Notary Public for Oregon
My commission expires: **7/23/93**

Notary Public for Oregon
My commission expires: (SEAL)
(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Aspen 33518
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of
I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
NAME TITLE
By Deputy

EXHIBIT "A"

An easement for ingress, egress and utilities over the following described parcel of land:

A strip of land 60 feet in width situated in the SW $\frac{1}{4}$ of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said strip also being 30 feet wide on each side of the following described centerline:

Beginning at a point on the East line of said SW $\frac{1}{4}$ from which the Northeast corner of said SW $\frac{1}{4}$ bears North 00° 18' 51" West, 633.39 feet; thence South 89° 57' 06" West, 42.18 feet; thence on the arc of a 121.67 foot radius curve to the right, 191.08 feet; thence on the arc of a 180.00 foot radius curve to the left, 282.74 feet; thence South 89° 55' 57" West, 578.17 feet.

Said easement is for the benefit of the following described parcels of land:

PARCEL 1:

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the North line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ from which the Northeast corner thereof bears North 89° 54' 49" East, 631.40 feet; thence South 89° 54' 49" West on said North line, 717.40 feet to the Northwest corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 00° 17' 06" East on the West line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, 662.49 feet to the South line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 89° 57' 06" East on said South line, 427.98 feet; thence North 00° 13' 53" West, 331.38 feet; thence North 89° 55' 57" East, 289.05 feet; thence North 00° 16' 27" West, 331.49 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 89° 54' 49" West on the North line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, 631.40 feet; thence South 00° 16' 27" East, 331.49 feet; thence North 89° 55' 57" East, 289.12 feet to the beginning of a 180.00 foot radius curve to the right; thence on said curve 282.74 feet to the beginning of a 121.67 foot radius curve to the left; thence on said curve 191.08 feet; thence North 89° 57' 06" East, 42.18 feet to the East line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 00° 18' 51" West on said East line, 633.39 feet to the point of beginning.

PARCEL 3:

A tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ from which the Northeast corner thereof bears North 00° 18' 51" West, 633.39 feet; thence South 00° 18' 51" East on said East line, 30.00 feet to the South line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South 89° 57' 06" West on said South line, 921.16 feet; thence North 00° 13' 53" West, 331.38 feet; thence North 89° 55' 57" East, 578.17 feet to the beginning of a 180.00 foot radius curve to the right; thence on said curve 282.74 feet to the beginning of a 121.67 foot radius curve to the left; thence on said curve 191.08 feet; thence North 89° 57' 06" East, 42.18 feet to the point of beginning.

continued ...

Exhibit "A" continued

Parcel 1 and Parcel 2 (as described above) shall each have an undivided one-third (1/3) interest in the well, pump & pumphouse located on Parcel 3 (as described above). Parcels 1 and 2 shall also have access to said well from Parcel 3 for the purpose of establishing a pipeline and for the purpose of maintaining said pipeline.

The easement for well pipeline shall be located within the boundary of the easement for ingress, egress and utilities as described in this instrument. Also the one-third interest and easement described herein shall be contingent upon the owners of Parcels 1 and 2 each contributing to one-third of the cost of repairing, maintaining and operating said well, pump and pumphouse and it is meant by this conveyance that all subsequent purchasers of Parcels 1 and 2 shall be bound by the terms of this conveyance and that their rights in said well, pump, pumphouse and easement shall be contingent upon their so sharing in the expenses described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
of Aug. A.D., 19 89 at 4:13 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 14276.

FEE \$18.00

Evelyn Biehn County Clerk
By Pauline Mullendore