

MTC-21524P

TRUSTEE'S BARGAIN AND SALE DEED OF REAL ESTATE

The Bankruptcy Estate of NORMA WAGGONER, Case No. 686-07971-R07, by and through the Trustee, Eric R.-T. Roost, GRANTOR, conveys to CHAD WHITTON AREY, GRANTEE, all right, title, and interest in and to the following described real property situated in Klamath County, Oregon, to wit:

See Exhibit A attached hereto and incorporated as though fully set forth herein.

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.

The true consideration for this conveyance is \$9,100.00.

This conveyance is subject to all existing encumbrances including zoning ordinances, easements, conditions and restrictions of record and is made without any warranties or representations whatsoever.

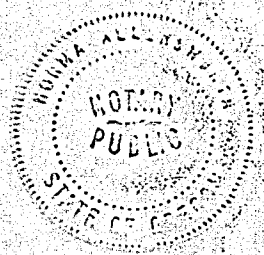
BANKRUPTCY ESTATE OF NORMA WAGGONER

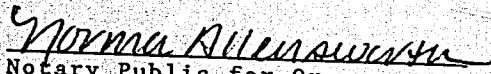
By: 

ERIC R.-T. ROOST, Trustee

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me this 19th day of June, 1989, by Eric R.-T. Roost, Trustee for the Bankruptcy Estate of Norma Waggoner.




Notary Public for Oregon
My Commission Expires: 10-31-92

After recording return to;
Chad Whitton Arey
928 Front St.
Klamath Falls OR 97601

TAX STATEMENTS TO
Chad Whitton Arey
(same address)

189 AUG 7 PM 3 10

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right-of-way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89 degrees 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70 degrees 49' 32" East 102.63 feet to a point on the arc of a 50-foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102 degrees 21' 44") 90.25 feet; thence South 31 degrees 36' 12" East 104.55 feet; thence South 65 degrees 48' 00" West 10.00 feet; thence South 24 degrees 12' 00" East 180.00 feet; thence South 65 degrees 48' 00" West 91.43 feet to the beginning of a curve, said point being the True Point of Beginning of this description; thence along the arc of a curve to the left (central angle = 42 degrees 41' 30" and radius = 135.77 feet) 101.16 feet; thence South 23 degrees 06' 30" West 74.72 feet; thence along the arc of a curve to the right (central angle = 113 degrees 45' 00" and radius = 100 feet) 198.53 feet; thence North 43 degrees 08' 30" West 65.00 feet; thence North 31 degrees 30' 33" East 130.72 feet to a point on the arc of a curve; thence Easterly along the arc of said curve to the left (central angle = 55 degrees 42' 33" and radius = 205.06 feet) 199.38 feet; thence North 65 degrees 48' 00" East 53.06 feet to the True Point of Beginning of this description.

Tax Account No: 3910 018B0 01200

ALSO, an easement for ingress and egress to the above described tract of land along a strip of land sixty (60) feet in width, said strip of land being measured thirty (30) feet on each side of and at right angles to the following described centerline:

Beginning at a point North 24 degrees 12' 00" West 30.00 feet from the True Point of Beginning of the above described tract of land; thence South 65 degrees 48' 00" West 53.06 feet; thence along the arc of a curve to the right (central angle=71 degrees 03' 30" and radius=175.06 feet) 217.11 feet; thence North 43 degrees 08' 30" West 81.00 feet; thence along the arc of a curve to the left (central angle=47degrees 03' 50" and radius=250 feet) 205.35 feet; thence South 89 degrees 47' 40" West 116.54 feet; to the point of terminus of this description.

And a non-exclusive right of way and easement for road purposes along and upon the following-described property, situated in Klamath County, State of Oregon, to wit:

A 60-foot strip of land situated in the N1/2, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, being 30 feet on either side of, measured at right angles from, the following described centerline: Beginning at a point on the Easterly right of way line of State Highway 39, said point being South 00 degrees 01' 10" West 2162.47 feet and South 89 degrees 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89 degrees 51' 42" East 599.83 feet; thence North 00 degrees 02' 42" West 439.32 feet.

ALSO,

A tract of land situated in the SW1/4 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right-of-way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as set and shown by record of survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 89 degrees 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70 degrees 49' 32" East 102.63 feet to a point on the arc of a 50 foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102 degrees 21' 44") 90.25 feet; thence South 31 degrees 36' 12" East 104.55 feet; thence South 65 degrees 48' 00" West 10.00 feet; thence South 24 degrees 12' 00" East 180.00 feet; thence South 65 degrees 48' 00" West 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle=42 degrees 41' 30" and radius= 135.77 feet) 101.16 feet; thence South 23 degrees 06' 30" West 74.72 feet; thence along the arc of a curve to the right (central angle=113 degrees 45' 00" and radius=100 feet) 198.53 feet; thence North 43 degrees 08' 30" West 65.00 feet to the true point of beginning of this description; thence North 31 degrees 30' 33" East 130.72 feet to a point on the arc of a curve; thence Northwesterly along the arc of said curve to the right (central angle=15 degrees 20' 37" and radius=205.06 feet) 54.93 feet; thence North 43 degrees 08' 30" West 31.12 feet; thence South 46 degrees 51' 30" West 118.75 feet; thence 54.93 feet; thence North 43 degrees 08' 30" West 31.12 feet; thence South 46 degrees 51' 30" West 118.75 feet; thence 43 degrees 08' 30" East 120.00 feet to the true point of beginning of this description.

Tax Account No: 3910 018B0 01300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 7th day
of Aug. A.D., 19 89 at 3:10 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 14581
By Evelyn Biehn County Clerk
Pauline Mullendore

FEE \$18.00