

-BARGAIN & SALE DEED-

PAUL H. LEELING and ETHELDA LEELING, husband and wife,
Grantors, convey to G. C. MUSSELMAN, Grantee, the following
described real property situate in Klamath County, Oregon,
to-wit:

A tract of land situated in the NW½SE¼ of Section 20,
Twp. 38 S.R. 9 E.W.M., being a portion of Vacated Block
8, Eldorado Heights, more particularly described as
follows: Beginning at a 3/4 inch iron pipe marking the
intersection of the Easterly line of Daggett Street and
the Northerly line of Eldorado Blvd.; thence S. 89°16'
E. along the Northerly line of Eldorado Blvd. a distance
of 233.75 feet to a 3/4 inch iron pipe marking the
beginning of a 30°08'35" curve to the right, having a
radius of 756.26 feet; thence along the arc of said
curve Southeasterly, and along the Northerly line of
Eldorado Blvd., a distance of 397.84 feet to an iron pin
marking the Southeasterly corner of parcel conveyed by
Harry R. Waggoner to P. H. Leeling, et al, by deed
recorded June 14, 1977, in Vol. M77 page 10392, records
of Klamath County, Oregon, and the True Point of
Beginning of this description; thence continuing along
the Northerly line of Eldorado Blvd. and along the arc
of a 10°32'40" curve to the right, having a radius of
756.26 feet, a distance of 139.16 feet to the
Southeasterly corner of Lot 19, Block 8, now vacated;
thence N. 41°25'44" E. along the Easterly line of said
Lot 19, a distance of 110.0 feet to the Northeasterly
corner thereof; thence Northwesterly along the arc of a
curve which is parallel with, concentric to, and 110
feet distant radially from the Northerly line of
Eldorado Blvd. a distance of 160.46 feet, more or less
to the Northeasterly corner of said parcel described in
Volume M77, page 10392; thence S. 30°21'05" W. along the
Easterly line of last mentioned parcel a distance of
110.0 feet to the point of beginning.

A parcel of land situated in the NW½SE¼ of Section 20,
Twp. 38 S. R. 9 E.W.M., and being a portion of Vacated
Block 8, Eldorado Heights Addition to the City of
Klamath Falls, Oregon, and more particularly described
as follows:

Beginning at a 3/4 inch iron pipe marking the intersec-
tion of the Easterly line of Daggett Street and the
Northerly line of Eldorado Blvd.; thence S. 89°16' E.
along the Northerly line of Eldorado Blvd. a distance of
233.75 feet to a 3/4 inch iron pipe marking the
beginning of a 19°23'05" curve to the right and having a
radius of 756.26 feet, thence along the arc of said
curve a distance of 255.84 feet to the Southeasterly
corner of parcel conveyed to the City of Klamath Falls,
by Deed recorded March 27, 1969, in Vol. M69, page 2228,
and the True Point of Beginning of this description;
thence continuing along the Northerly line of Eldorado
Blvd., and along the arc of a 10°45'30" curve to the
right having a radius of 756.26 feet a distance of 142.0

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

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feet to a point; thence leaving said Northerly line N. 30°21'05" E. a distance of 110.0 feet to a point on a curve which is parallel to, concentric and 110.0 feet distant radially from the Northerly right of way line of Eldorado Blvd.; thence Northwesterly along last mentioned curve an arc distance of 200.97 feet to the Northeastly corner of said parcel conveyed to City of Klamath Falls; thence S 0°47' W. along the Easterly line of said parcel a distance of 115.69 feet to the True Point of Beginning.

The true and actual consideration for this transfer is dissolution of partnership.

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.

Until a change is requested, all tax statements shall be mailed to Grantee at 4433 Fox Hollow #3, Eugene OR 97405.

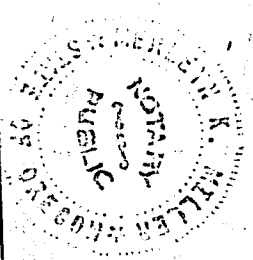
DATED this 8th day of June, 1989.

Paul H. Leeling
Ethelda Leeling

STATE OF OREGON)
) ss. June 8, 1989.
County of Klamath)

Personally appeared the above-named PAUL. H. LEELING and ETHELDA LEELING, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

William K. Miller
Notary Public for Oregon
My Commission expires: 9/16/89



AFTER RECORDING, PLEASE RETURN TO:

Robert Foltyn
Crane & Foltyn
296 Main Street
Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Crane & Foltyn
on this 18th day of Aug. A.D., 19 89
at 9:34 o'clock A M. and duly recorded
in Vol. M89 of Deeds Page 15389
Evelyn Biehn County Clerk
By *Pauline Muller* Deputy.

Fee, \$13.00

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