

BARGAIN AND SALE DEED

BETTY J. AHERN, aka BETTY JANE AHERN, aka BETTY AHERN, (Grantor) for adequate consideration, does grant, bargain, sell and transfer to BETTY J. AHERN, Trustee of the BETTY J. AHERN LIVING TRUST u.d.d. September 27, 1989, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estate of BETTY J. AHERN 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. Betty J. Ahern, 52427 River Pine Road, La Pine, Oregon 97739.

DATED this 27th day of September, 1989.

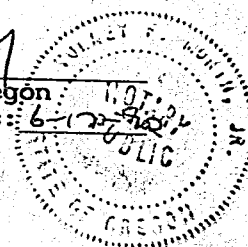
BETTY J. AHERN
aka BETTY JANE AHERN
aka BETTY AHERN

STATE OF OREGON)
) ss.
County of Deschutes)

On September 27, 1989 personally appeared BETTY J. AHERN, aka BETTY JANE AHERN, aka BETTY AHERN, who, being duly sworn, acknowledged the foregoing instrument to be her voluntary act and deed.

Before me signed:

Notary Public for Oregon
My Commission Expires: 6-



Parcel One:

One Foot Street plugs on the East and West end of Lund Drive, One Foot Street plug on the North end of Viola Drive, One foot reserve strip on the North side of Linda Drive, One foot Street plug on the West side of Lukes Road and One foot Street plug on the West side of Cheryl Drive, all located in Second Addition to River Pines Estates and Third Addition to River Pines Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel Two:

A parcel of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 23 South, Range 9 East of the Willamette Meridian lying Easterly of River Pine Estates, Westerly of The Dalles-California Highway and Southwesterly of Hackett Drive, SAVING AND EXCEPTING therefrom the following described parcel:
Beginning at the Northeast corner of Section 24, Township 23 S. Range 9 E. W.M., Klamath County Oregon; thence N. 89°58'40" W. 178.82 feet along the Northerly line of said Section; thence S. 30°48' W. 1248.93 feet along the Northwesterly right of way of the Dalles California Highway to the true point of beginning; thence N. 59°12' W. 246.05 feet to a point on the Southeasterly line of River Pine Estates; thence S. 34°15'15" W. 100.18 feet along said line; thence S. 59°12' E. 252.05 feet to a point on the Northwesterly right-of-way of the Dalles California Highway; thence N. 30°48' E. 100.00 feet along said line to the true point of beginning.

Parcel Three:

W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 24, Township 23 South, Range 9 East of the Willamette Meridian.

Parcel Four:

That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying East of the Highway and E $\frac{1}{2}$ SW $\frac{1}{4}$ and W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, SAVING AND EXCEPTING therefrom the following described parcels:

Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way line of the Drive as shown on the duly recorded subdivision "Jack Pine Village"; thence North 59°12' West, 300.00 feet to the Northwesterly right of way line of said highway; thence North 30°48' East along said Northwesterly right of way line, 429.85 feet to the true point of beginning for this description; thence North 59°12' West 170.00 feet; thence South 30°48' West 200.00 feet; thence North 59°12' West 271.88 feet to the approximate centerline of an irrigation canal; thence North 34°12' East, along said centerline 593.04 feet; thence South 59°12' East 406.71 feet to the said Northwesterly right of way line; thence South 30°48' West along said Northwesterly right of way line 392.00 feet to the true point of beginning.

All that portion within the boundaries of Jack Pine Village and The Dalles-California Highway.

Further excepting the following: Beginning at a point which bears North 89° 34' West 1745.3 feet from the quarter corner between Section 24, Township 23 South

Page Two of Description

Range 9 E.W.M., and Section 19, Township 23 South, Range 10 E.W.M., which is the intersection of the East and West center line of said Section 24 and the Westerly right of way line of the Dalles-California Highway; thence continuing West along said Section line a distance of 894.7 feet, more or less, to the center of said Section 24; thence South on the North-South center section line a distance of 100.8 feet to a point; thence East, parallel to said East-West center section line, a distance of 834.7 feet to the Northwesterly right of way line of the Dalles-California Highway; thence North 30°48' East, along said right of way line a distance of 117.3 feet more or less, to the point of beginning.

^{FIVE}
Parcel ~~Four~~:

E½NW¼SW¼ of Section 3, Township 23 South, Range 9 East of the Willamette Meridian.

^{SIX}
Parcel ~~Five~~:

That portion of the NW¼NE¼ and the E½NW¼ of Section 25 Township 23 South, Range 9 East of the Willamette Meridian, lying Northwesterly of Jack Pine Village and First Addition to Jack Pine Village, SAVING AND EXCEPTING any portion lying within the Dallas California Highway.

Also that portion of the SW¼NW¼ of Section 25 Township 23 South, Range 9 lying Southeasterly of The Dallas California Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney E. Morin, Jr. the 4th day
of Oct. A.D., 19 89 at 12:00 o'clock P M., and duly recorded in Vol. M89
of Deeds on Page 18722.

FEE \$18.00

Evelyn Biehn County Clerk

By Pauline Muelendore

Return: Betty J. Ahern
52427 River Pine Rd.
LaPine, Or. 97739