

OK
6741
BARGAIN AND SALE DEED Vol. m89 Page 20105
James R. Goossen and Julie A. Goossen,
KNOW ALL MEN BY THESE PRESENTS, That as tenants by the entirety, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James R. Goossen and Julie A. Goossen, and Jerralee Gay, and John W. Dalton, not as tenants in common, but with right of survivorship between all parties.
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:

See Attached

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

89 OCT 20 PM 3 35

(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 \$75,000.00.

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 ①, 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 20 day of Oct., 1989;
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 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON

County of Klamath

ss.

The foregoing instrument was acknowledged before me this October 20, 1989, by James R. Goossen & Julie A. Goossen.

Notary Public for Oregon

(SEAL)

My commission expires: 6/16/92

STATE OF OREGON, County of ss.

The foregoing instrument was acknowledged before me this

, 19, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

Goossen
Rt. 2 Box 801 K
Klamath Falls, OR
GRANTOR'S NAME AND ADDRESS

Goossen
above address
GRANTEE'S NAME AND ADDRESS

After recording return to:

Goossen
above address
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

no change

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of Oct., 1989, at 3:35 o'clock P.M., and recorded in book/reel/volume No. m89 on page 20105 or as fee/file/instrument/microfilm/reception No. 6741, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deputy

Fee \$8.00

MTC No: 22250-D

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the NE1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of Lot 2, Parcel 1, as shown on recorded Survey No. 1447, as recorded in the office of the Klamath County Surveyor, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2, Parcel 1, as marked by a 1/2 inch iron pin, from which the Northeast corner of said Section 20 bears East 320.00 feet and North 00 degrees 41' 55" West 1840.14 feet; thence West, along the North line of said Lot 2, Parcel 1, 198.00 feet; thence South 220.00 feet to a 1/2 inch iron pin; thence East 207.85 feet to a 1/2 inch iron pin on the East line of said Lot 2, Parcel 1; thence North 02 degrees 33' 50" West 220.22 feet to the point of beginning, with bearings based on said recorded Survey No. 1447.

TOGETHER WITH a 16 foot easement for ingress and egress described as follows: An easement, 16 feet in width, for ingress and egress situated in the NE1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon and being a portion of Lot 2, Parcel 1, as shown on recorded Survey No. 1447, as recorded in the office of the Klamath County Surveyor, the centerline of which is more particularly described as follows:

Beginning at the Northeast corner of said Section 20, thence South 00 degrees 41' 55" East, along the Easterly boundary of said Section 20, 1840.14 feet; thence West 320.00 feet, to the Northeast corner of said Lot 2, Parcel 1; thence West 198.00 feet; thence South 220.00 feet; thence East 78.00 feet, to the true point of beginning of this description; thence along the centerline of an existing driveway the following courses and distances, South 10 degrees 03' 30" West 19.12 feet, North 89 degrees 42' 34" West 67.04 feet, South 59 degrees 58' 58" West 35.50 feet, South 38 degrees 10' 33" West 57.13 feet, South 20 degrees 28' 16" West 23.68 feet, South 13 degrees 27' 39" West 25.60 feet, South 03 degrees 21' 12" West 203.61 feet, South 38 degrees 02' 10" West 34.00 feet, and South 72 degrees 23' 27" West 22.12 feet, more or less, to a point on the West boundary of said Lot 2, Parcel 1, with bearings on said recorded Survey No. 1447.

TOGETHER WITH that certain easement to cross the E Canal described in Volume M72 at page 7359, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3911 V2000 01900

PARCEL 2

The following described real property is situated in Lot 2, parcel 1, Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon

Beginning at the Northeast corner of said Section 20; thence South 00 degrees 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 320.00 feet to the true point of beginning of this description; thence continuing West 326.05 feet thence South 760.00 feet to the North line of the County Road right-of-way; thence Easterly along said North line on the arc of a curve to the right 355.33 feet; thence North 02 degrees 33' 50" West 795.60 feet to the true point of beginning of this description, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A tract of land situated in the NE1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of Lot 2, Parcel 1, as shown on recorded Survey No. 1447, as recorded in the office of the Klamath County Surveyor, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2, Parcel 1, as marked by a 1/2 inch iron pin, from which the Northeast corner of said Section 20 bears East 320.00 feet and North 00 degrees 41' 55" West 1840.14 feet; thence West, along the North line of said Lot 2, Parcel 1, 198.00 feet; thence South 220.00 feet to a 1/2 inch iron pin; thence East 207.85 feet to a 1/2 inch iron pin on the East line of said Lot 2, Parcel 1; thence North 02 degrees 33' 50" West 220.22 feet to the point of beginning, with bearings based on said recorded Survey No. 1447.

TOGETHER WITH that certain easement to cross the E Canal described in Volume M72 at page 7359, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3911 V2000 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day of Oct. A.D., 19 89 at 3:35 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 20105.

FEE \$18.00

Evelyn Biehn, County Clerk

By Pauline M. Mendenhall