

9073

BARGAIN AND SALE DEED

JERRY STONE, and SHIRLEY STONE, husband and wife, (Grantors) do grant, sell, release and transfer to JERRY STONE and SHIRLEY M. STONE, Trustees of the STONE FAMILY TRUST u.a.d. December 11, 1989, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

SEE ATTACHED LEGAL DESCRIPTIONS

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates JERRY STONE and SHIRLEY M. STONE 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: Mr. and Mrs. Jerry Stone, 5500 Lost Creek Road, Eagle Point, Oregon 97524.

DATED this 11 day of December, 1989.

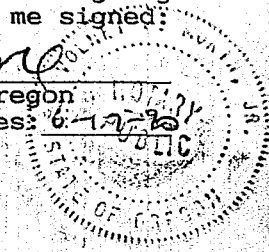
Jerry Stone
JERRY STONE
Shirley Stone
SHIRLEY STONE

STATE OF OREGON)
) ss.
County of Jackson)

On December 11, 1989 personally appeared JERRY STONE and SHIRLEY STONE, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Blaney Moore
Notary Public for Oregon
My Commission Expires: 6-17-90

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NEL/4 SW1/4, SE1/4 NW1/4 and Lots 2 and 3 of Section 30, Township 39 South, Range 12, East of the Willamette Meridian, ALSO, Beginning at the quarter Section corner between and common to Sections 19 and 30 of Township 39 South, Range 12, East of the Willamette Meridian, Oregon; thence East 682 feet, thence South 20°15' East 1670 feet; thence South 20° West 790 feet; thence North 45° West 1400 feet; thence North 1320 feet to the place of beginning.

ALSO, a portion of the SW1/4 NEL/4 of Section 30, Township 39 South, Range 12 East Willamette Meridian, described as follows: A parcel of land lying West of a line drawn from the Northwest corner of the SW1/4 NEL/4 of said Section 30, Township 39 South, Range 12 East of the Willamette Meridian diagonally across said forty until said line reaches the Southeast corner of said SW1/4 NEL/4 of said Section 30.

SAVING AND EXCEPTING from above described parcels that portion which lies Northerly and Easterly of Teare Road.

SUBJECT TO: (1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

(2) Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, easements, contracts, water and irrigator rights in connection therewith.

(3) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1980-81 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

(4) Grant of Right of Way from A. A. Rodenberger and Ruth R. Rodenberger, his wife, to The California Oregon Power Company, a California corporation, dated July 21, 1950, recorded July

26, 1950, in Volume 240 of Deeds, page 467, records of Klamath County, Oregon.

(5) Grant of Right of Way, including the terms and provisions thereof, given by and between Kenneth K. Behnke et ux first parties and Frank H. McCornack et al as second parties, dated March 20, 1961 and recorded March 29, 1961 in Deed Volume 328 on page 248, Records of Klamath County, Oregon, for right of way for the maintenance and operation of a drainage ditch.

(6) Right of Way, including the terms and provisions thereof, by State of Oregon, represented and acting by the Director of Veterans' Affairs to Pacific Power and Light Company, dated August 11, 1965 and recorded March 29, 1966 in M66, page 2723, Deed Records of Klamath County, Oregon.

(7) Mortgage, including the terms and provisions thereof, given by Walter E. Conner and Leta J. Conner, husband and wife, to The Federal Land Bank of Spokane, dated May 23, 1977, and recorded May 27, 1977 in M77, page 9356, records of Klamath County, Oregon, to secure the payment of \$53,500.00.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 14th day
of Dec. A.D. 19 89 at 12:07 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 24206

FEE \$18.00

Evelyn Biehn County Clerk

By Quinn M. Mieland

Return: Jerry Stone
5500 Lost Creek Rd.
Eagle Point, Or. 97524