

9341

BARGAIN AND SALE DEED

Vol. mag Page 24651

KNOW ALL MEN BY THESE PRESENTS, That WAYNE C. MISCO

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

WAYNE C. MISCO 1989 LIVING TRUST

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 Description on reverse side of this document)

Beginning at the southeast corner of the quarter section 16, T4S, R12E, S1W, in the Klamath National Forest, and more particularly described as follows: ... (Detailed description of the property follows, including bearings and distances.) ...

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 \$0.

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 @, 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 18th day of December, 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.

Wayne C. Misco

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

The foregoing instrument was acknowledged before me this 18th day of December, 1989, by Wayne C. Misco

STATE OF OREGON, County of Klamath

The foregoing instrument was acknowledged before me this 18th day of December, 1989, by Wayne C. Misco

Wayne C. Misco

Wayne C. Misco

Notary Public for Oregon

Notary Public for Oregon

(SEAL)

(SEAL)

My commission expires 10/6/92

My commission expires

Wayne C. Misco

Wayne C. Misco

P.O. Box 695

P.O. Box 695

Klamath Falls, OR 97601

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

Wayne C. Misco 1989 Living Trust

Wayne C. Misco 1989 Living Trust

P.O. Box 695

P.O. Box 695

Klamath Falls, OR 97601

Klamath Falls, OR 97601

NAMER, ADDRESS, ZIP

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

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NAMER, ADDRESS, ZIP

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STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the

day of

at o'clock M., and recorded in book/reel/volume No.

page or as fee/file/instrument/microfilm/reception No.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

12015

LEGAL DESCRIPTION

24652

PARCEL 1:

A portion of that tract of land recorded in Volume 287, Page 162, Deed Records of Klamath County, Oregon, described therein as being located in the N 1/2 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said portion of land being more particularly described as follows:

Beginning at the quarter section corner on the South boundary of above tract of land, which corner is monumented with an iron axle, with gear attached; thence North 685.67 feet and East 23.36 feet to an iron rod with metal cap (surv. Kap) at an angle point on the West boundary of above said tract of land, and being the true point of beginning of this description; thence South 42 degrees 13' 19" East 50.04 feet; thence North 53 degrees 54' 30" East 50.00 feet; thence along the arc of a 50.00 foot radius curve to the right, 78.54 feet (Long chord bears South 81 degrees 05' 30" East 70.71 feet); thence North 53 degrees 54' 30" East 262.68 feet, more or less, to the Southwesterly right of way boundary of Greensprings Drive (County Road); thence along said boundary on the following three courses: (1) along the arc of a 4 degree curve to the left, 42.60 feet (Long chord bears North 42 degrees 28' 40" West 42.39 feet) (2) North 43 degrees 17' West 299.60 feet (3) along the arc of a 15 degree curve to the left 88.12 feet (Long chord bears North 51 degrees 07' 30" West 87.85 feet to an iron rod on the West boundary of aforesaid tract of land; thence along said South 6 degrees 56' West 444.10 feet, more or less, to the true point of beginning of this description.

PARCEL 2:

A parcel of land situated in the N 1/2 of Section 5, Township 39 South, Range 9, East of the Willamette Meridian, described as follows:

Beginning at the iron pin monument marking the Center one-quarter corner of said Section 5; thence South 89 degrees 30' East along the East-West centerline of said Section a distance of 510.6 feet to an iron pin; thence North 28 degrees 14' West a distance of 300.0 feet to an iron pin on the Easterly boundary of a 50 foot roadway; thence Northerly along said roadway boundary on the arc of a 75 foot radius curve to the left a distance of 65.9 feet to an iron pin marking the end of said curve; thence continuing along said roadway boundary, North 36 degrees 05' 30" West a distance of 370.0 feet to an iron pin marking the most Westerly corner of parcel described in Deed recorded in Volume M-88, Page 11564, Records of Klamath County, Oregon; thence North 71 degrees 37' 46" West a distance of 86.02 feet to a point on the Westerly boundary of said roadway; thence North 42 degrees 13' 19" West a distance of 50.04 feet to the most Northerly corner of parcel herein described; thence South 40 degrees 13' West a distance of 494.75 feet to a point on the Easterly boundary of Riverside Drive; thence following said Easterly boundary the following courses and distances: South 20 degrees 01' 30" East, 27.31 feet; South 08 degrees 46' East, 38.06 feet; South 0 degrees 29' West, 38.06 feet; South 16 degrees 48' West, 133.53 feet and South 19 degrees 42' West 70.56 feet to the East-West center line of Section 5; thence South 39 degrees 30' East along said center line a distance of 340.24 feet to the point of beginning; said parcel containing 8.17 acres including 1.41 acres within the bounds of said 50 foot roadway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Boivin & Uerlings the 21st day of Dec. A.D., 19 89 at 2:53 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 24651.

FEE \$13.00

Evelyn Biehn - County Clerk
By Pauline Mulder