

MTC 1396-1971

## BARGAIN AND SALE DEED

ALBERT H. STONE, and BARBARA M. STONE, aka BARBARA STONE, husband and wife, (Grantors) do grant, sell, release and transfer to ALBERT H. STONE and BARBARA M. STONE, Trustees of the STONE FAMILY TRUST u.a.d. February 6, 1990, 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 ALBERT H. STONE and BARBARA 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. Albert H. Stone, 9907 Highway 140, Klamath Falls, Oregon 97603.

DATED this 6 day of February, 1990.

**RECORDING 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.

Albert H. Stone  
ALBERT H. STONE

Barbara M. Stone  
BARBARA M. STONE

Barbara Stone  
aka BARBARA STONE

STATE OF OREGON )  
 ) ss.  
County of Klamath )

On February 6, 1990 personally appeared ALBERT H. STONE and BARBARA M. STONE, aka BARBARA STONE, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

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

90 FEB 12 AM 10 38

PARCEL I

Lots 11 and 12, Block 14, DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL II

Lot 12, Block 4, Tract No. 1087, known as FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Building setback line 25 feet from front of lot as shown on dedicated plat.
3. A 16 foot utility easement along rear of lot.
4. Reservations and restrictions as shown on dedicated plat.
5. Reservations and restrictions as contained in instrument recorded in Volume 226, page 191, Deed Records of Klamath County, Oregon.
6. Covenants, conditions and restrictions imposed by instrument recorded December 23, 1974 in Volume M74, page 16182, Micro-film records of Klamath County, Oregon.

PARCEL III

That portion of the SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West line of said Section 7, 1450.6 feet South of the West quarter section corner of said Section 7; thence East 265 feet; thence South 82 feet to the North line of the property conveyed to Roy LaPrairie by deed dated June 17, 1925, recorded February 4, 1928 in Deed Book 79 at page 456, Records of Klamath County, Oregon; thence West along said North line 265 feet to the West line of said Section 7; thence North on said West line of said Section 7 a distance of 82 feet to the place of beginning.

Beginning 912.5 feet due North of the Southwest corner of Section 7 in Township 39 South, Range 10 East of the Willamette Meridian; thence East 946.1 feet to the West bank of the Enterprise Irrigation ditch; thence North  $26^{\circ} 30'$  East 180 feet; thence North  $38^{\circ} 15'$  West 75.9 feet along said ditch bank; thence West 977.8 feet to the West line of said Section 7 and also the center of the Dalles-California Highway; thence South 220.6 feet to the place of beginning.

PARCEL IV

A parcel of land situated in the NW1/4SE1/4 of Section 8, Township 39 South, Range 10 east of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pipe driven in the ground in the Northerly boundary of the right of way of the Klamath Falls-Lakeview Highway as the same is now located and constructed, 1055.9 feet Northwesterly from an iron pipe which marks the Southwesterly corner of the Mount Calvary Cemetery as shown by the plat thereof on file and of record in the office of the County Clerk of Klamath County, Oregon, and from which point of beginning the Southeasterly corner of the said Section 8 bears South 54° 30' East 2744.1 feet distant; thence continuing Northwesterly along the Northerly boundary of the said Klamath Falls-Lakeview Highway 200 feet more or less to the true point of beginning of this description, said true point of beginning also being the Southwest corner of that parcel of land conveyed by Deed recorded August 10, 1945, in Book 179 at page 9; thence North 8° 50' East, 225.9 feet, more or less, to a point, said point also being the Northwest corner of said property conveyed by Deed recorded August 10, 1945, in Book 179 at page 9; thence North 79° 48' West, 290 feet, more or less, to the West line of said NW1/4SE1/4; thence South along the West line of said NW1/4SE1/4 162.5 feet to the Northerly right of way line of said Klamath Falls-Lakeview Highway; thence South 65° 48' East along the Northerly right of way line of said Klamath Falls-Lakeview Highway 310 feet to the true point of beginning.

SUBJECT TO:

1. Taxes for the year 1980-81 which are now a lien but which are not yet payable; and
2. Easements, rights of way and regulations of record and those apparent on the land.



PARCEL V

A piece or parcel of land containing one acre, more or less, situated in the Northwest quarter of the Southeast quarter of Section 8, Township 39 South, Range 10 East, Willamette Meridian in Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pipe driven in the ground in the Northerly boundary of the right of way of the Klamath Falls-Lakeview Highway as the same is now located and constructed, 1055.9 feet Northwesterly from an iron pipe which marks the Southwesterly corner of the Mount Calvary Cemetery as shown by the plat thereof on file and of record in the office of the County Clerk of Klamath County, Oregon, and from which point of beginning the Southeasterly corner of the said Section 8 bears S. 54 30' East, 2744.1 feet distant, and running from said point of beginning North 8 50' East 225.9 feet; thence North 65 48' West parallel with the said Northerly boundary of the right of way of the said Klamath Falls-Lakeview Highway, 200.0 feet; thence South 8 50' West 225.9 feet, more or less, to a point in the said Northerly boundary of the right of way of the said Klamath Falls-Lakeview Highway; thence South 65 48' East along said highway right of way boundary 200.0 feet, more or less, to the said point of beginning.

Subject to restrictions and reservations set forth in deed of conveyance from A.M. Collier and Georgia L. Collier, his wife, to above named grantors, dated July 25, 1945 and recorded August 10, 1945 in Book 179 at page 9, Deed Records of Klamath County, Oregon.

PARCEL VI

The East 50 feet of the West 150 feet of Lots 7 and 8, HOMELAND TRACTS NO. 2, in the County of Klamath, State of Oregon.

AFTER RECORDING PLEASE RETURN TO:

Mr. and Mrs. Albert H. Stone  
9907 Highway 140  
Klamath Falls, Oregon 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day  
of Feb. A.D. 1990 at 10:38 o'clock AM., and duly recorded in Vol. M90,  
of Deeds on Page 2793.  
Evelyn Biehn, County Clerk  
By Deedone Mickelson

FEE \$43.00