

BARGAIN AND SALE DEED

ELMER E. COLSON, and GENEVIEVE COLSON, aka GENEVIEVE J. COLSON, husband and wife, (Grantors) do grant, sell, release and transfer to ELMER E. COLSON and GENEVIEVE COLSON, Trustees of the COLSON FAMILY TRUST u.a.d. February 12, 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 ELMER E. COLSON and GENEVIEVE COLSON 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. Elmer E. Colson, 2370 Greensprings Drive, Klamath Falls, Oregon 97601.

DATED this 12 day of February, 1990.

Elmer E. Colson
ELMER E. COLSON

Genevieve Colson
GENEVIEVE COLSON, aka

Genevieve J. Colson
GENEVIEVE J. COLSON

STATE OF OREGON

County of Klamath

) ss.
)

On February 12, 1990 personally appeared ELMER E. COLSON and GENEVIEVE COLSON, aka GENEVIEVE J. COLSON, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

J. D. Monnett
J. D. MONNETT
Notary Public - OREGON
My Commission Expires 1-15-94

90 FEB 21 AM 8 51

PARCEL I

3290

A parcel of land lying in the SW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East, W.M., Klamath County, Oregon, and being a portion of that property described in that certain deed to Klamath Sportsman Association, recorded in Book 261, Page 19 of Klamath County Record of Deeds; the said parcel being described as follows:

Beginning at the Southeast corner of said property, said corner being 490 feet West of the Southeast corner of said SW 1/4 SW 1/4; thence North along the East line of said property, 145 feet, more or less, to the Southeasterly line of Parcel 1; thence Southwesterly along said Southeasterly line to the South line of said property; thence East along said South line, 75 feet, more or less, to the place of beginning, contained 0.12 acre, more or less.

Provided, however, there is reserved to the Grantor, and waived by the Grantees, all right of access between the above described real property and the right of way of the relocated The Dalles-California Highway abutting on said parcel, which public highway is further identified as State Highway No. 4.

PARCEL II

A tract of land situate in the SW 1/4 of Section 5, Township 39 South, Range 9 East, W.M., Klamath County, Oregon, and being that portion of that tract lying Westerly of the existing The Dalles-California Highway, Easterly of that property described in that deed to Elmer E. and Genevieve J. Colson recorded in Volume M-66, Page 1735, and Southerly of that property described in that deed to Ruby Temby recorded in Book 355, Page 624, in Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land described as follows: Beginning at an iron pin on the Westerly right of way line of the Ashland-Klamath Falls Highway which lies South 89°33' East along the Section line a distance of 217.8 feet and North 28° 15' East along the Westerly right of way line of the said Highway a distance of 67.85 feet from the iron pin which marks the Southwest corner of the SE 1/4 of the SW 1/4 of Section 5, Twp. 39 S. R. 9 E. W. M. in Klamath County, Oregon, and running thence:-Continuing North 28°15' East along the Westerly right of way line of the said Highway a distance of 45.2 feet to a point; thence North 89°33' West parallel to the section line a distance of 140 feet to a point; thence South 14°39' West a distance of 40.6 feet to a point; thence South 89°33' East parallel to the South section line of said Section 5 and 60 feet at right angles therefrom, a distance of 129.1 feet more or less to the point of beginning, said tract being a portion of the SE 1/4 of the SW 1/4 of Section 5, Twp. 39 S.R. 9 E.W.M. in Klamath County, Oregon.

A tract of land situate in the SW 1/4 of the SW 1/4 of Section 5, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, and being more particularly described as follows : Beginning at the SE corner of the SW 1/4 of the SW 1/4 of Section 5, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, according to filed Survey No. 65, Klamath County Surveyor's Records and the Klamath County Court Resolution of January 23, 1952, and running thence N. 8°59' W. 52.7 feet to an iron pin; thence N. 0°18' W. 100.0 feet to the SE corner of "RIVERVIEW"; thence continuing N. 0°18' W. along the East line of "RIVERVIEW", 116.09 feet to the SE corner of that parcel conveyed by deed in Deed Volume 256, page 365; thence N. 89°27' W. parallel to the South line of said SW 1/4 of the SW 1/4, 490.0 feet to the SW corner of that parcel conveyed by deed recorded in Deed Volume 260, page 687; thence S. 0°18' E. parallel to the East line of "RIVERVIEW", 268.7 feet to the South line of said SW 1/4 of the SW 1/4; thence S. 89°27' E. 498.6 feet to a point of beginning. ALSO an easement 60.0 feet in width for road and utility purposes along and adjacent to the South line of the SW 1/4 of said Section 5, from the above described parcel to Highway No. U. S. 97.

PARCEL IV

A tract of land in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 5, Township 39 South, Range 9 as follows:

Beginning at the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9; thence North 89°27' West 498.6 feet to a point; thence North 0°18' West 268.7 feet to a point; thence South 89°27' East 490 feet to a point; thence South 0°18' East 216.09 feet to a point; thence South 8°59' East 52.7 feet to the point of beginning, together with an easement 60 feet in width along the South boundary of the SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 extending from the East boundary line of above premises to the Westerly boundary of the Ashland-Klamath Falls Highway. EXCEPTING THEREFROM the North 208.7 feet of the East 60 feet of said tract,

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 21st day of Feb. A.D., 19 90 at 8:51 o'clock AM., and duly recorded in Vol. M90 of Deeds on Page 3289
 Evelyn Biehn County Clerk
 By Dorlene Mulinsdale

FEE \$38.00

Return: Elmer E. Colson
 2370 Greensprings Dr.
 Klamath Falls, Or. 97601