

## BARGAIN AND SALE DEED

MAURICE E. BERCOT, aka M. E. BERCOT, and MILDRED A. BERCOT, aka MILDRED ANN BERCOT, husband and wife, (Grantors) do grant, sell, release and transfer to MAURICE E. BERCOT and MILDRED A. BERCOT, Trustees of the BERCOT 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 MAURICE E. BERCOT and MILDRED A. BERCOT 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. Maurice E. Bercot, 5323 S. 6th Street, Klamath Falls, Oregon 97603.

DATED this 6th day of Feb, 1990.

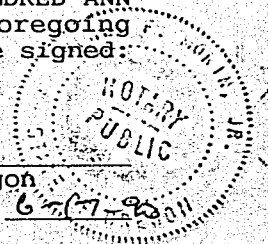
Maurice E. Bercot  
MAURICE E. BERCOT, aka  
M. E. BERCOT

Mildred A. Bercot  
MILDRED A. BERCOT, aka  
MILDRED ANN BERCOT

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                 )

On February 6, 1990 personally appeared MAURICE E. BERCOT, aka M. E. BERCOT, and MILDRED A. BERCOT, aka MILDRED ANN BERCOT, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Whitney J. May  
Notary Public for Oregon  
My Commission Expires: 6-27-2001



90 MAR 9 AM 11 18

PARCEL 1: A tract of land situated in the SE¼ of Section 16, T39S, R9EWM, Klamath County, Oregon and being more particularly described as follows:

Beginning at a 5/8-inch iron pin marking the Southeast corner of said Section 16; thence N00°09'20"E along the East line of said Section 16 514.71 feet; thence N89°39'00"W a distance of 30.00 feet to a 1/2 inch iron pin marking the True Point of Beginning of this description, said point being on the Westerly right of way line of Washburn Way; thence N89°39'00"W 114.00 feet; thence N00°09'20"E 75.00 feet; thence S89°39'00"E 114.00 feet; thence S00°09'20"W, parallel with and 30.00 feet from the East line of said Section 16, 75.00 feet to the True Point of Beginning, with the bearings based on the East line of said Section 16 as being N00°09'20" E.

PARCEL 2: A portion of the SE¼ of the SE¼ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the intersection of the Northeasterly boundary of the Southern Pacific Railroad right of way and the Westerly line of the County Road right of way which runs North and South along the East line of said Section 16; thence North along the West line of said County Road a distance of 600 feet; thence West to the Northeasterly line of said railroad; thence along said railroad line including the widened portion in a Southeasterly direction to the point of beginning.

PARCEL 3:

All that portion of Lot 7 lying Easterly of the Enterprise Main Canal in Block 2 of HOMELAND TRACTS.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, if any; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, contracts, easements, and water and irrigation rights in connection therewith; Regulations, liens, assessments, and laws relating thereto of South Suburban Sanitary District; Street improvement lien for the improvement of Nile Street in the amount of \$354.80 filed January 12, 1968, under Improvement Unit #73; Declaration of Protective Covenants, Conditions and Restrictions recorded February 23, 1968, in Volume M-68 at page 1448, from William Paul Breithaupt et ux. to the public.

PARCEL 4:

Those parts of lots 8 and 9 and 10, Block 2, HOMELAND TRACTS, lying Easterly of Enterprise Irrigation Canal, Klamath County, Oregon

SUBJECT TO:

1. 1969-70 taxes are now alien but not yet payable.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.  
Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, contracts, easements, and water and irrigation rights in connection therewith. (We make no certificate as to the irrigation lien as the tax is not carried on the tax roll.)
3. The property under search is within the boundaries of the South Suburban Sanitary District and is subject to the regulations, liens, assessments and laws relating thereto.
4. Easements and rights of way of record and apparent thereon.

PARCEL 5:

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A tract of land in the SW 1/4 of Section 2, Township 39 S., R. 9 E., W.M. described as follows: Beginning at a point on the North right-of-way line of the Dalles-California Highway, which lies North 89 deg. 21' East along the midsection line that is also the center line of the Dalles-California Highway right of way a distance of 1068.8 feet and North 0 deg. 46' West a distance of 30 feet from the iron plug in the pavement which marks the center of Section 2, Township 39 S., R. 9 E., W.M., and running thence; continuing North 0 deg. 36' West a distance of 189.4 feet to a point; thence North 89 deg. 21' east parallel to the above-mentioned midsection line a distance of 90 feet to a point; thence South 0 deg. 46' East a distance of 189.4 feet to a point on the North right of way line of the Dalles-California Highway; thence South 89 deg. 21' West following said North right of way line of the Dalles-California Highway a distance of 90 feet, more or less, to the point of beginning. SAVING AND EXCEPTING that portion of the above-described property sold to the State of Oregon, by and through its State Highway Commission in Deed recorded February 23, 1965, in Deed Vol. 359, page 463, Records of Klamath County, Oregon.

SUBJECT TO: Taxes for the current fiscal year, 1970-71, which are now a lien but not yet payable; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, and assessments of South Suburban Sanitary District; Right of Way for pipe line recorded September 1, 1939, in Deed Vol. 124, page 246, Records of Klamath County, Oregon; Reservations and restrictions in deed recorded March 22, 1944, in Deed Vol. 163, page 352, Records of Klamath County, Oregon; Access restrictions as disclosed by Warranty Deed recorded February 23, 1965, in Deed Vol. 359, page 463, Records of Klamath County, Oregon.

PARCEL 6:

Lot 1 of Tanglewood, Tract 1225, Township 38 South, Range 9 East of the Willamette Meridian, Section 15, Klamath County, Oregon

PARCEL 7:

Lot 4 Block 4, GATEWOOD TRACT 1035, Klamath County, Oregon.

PARCEL 8:

Lots 28 and 29 in Block 21 of INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 9th day  
of March A.D., 1990 at 11:18 o'clock A.M., and duly recorded in Vol. M90  
of Deeds on Page 4484

FEE \$38.00  
Return: Maurice E. Bercot

5323 S. 6th, Klamath Falls, Or. 97603

Evelyn Biehn County Clerk

By Pauline Muelandere