

BARGAIN AND SALE DEED

HELEN CAHILL (the surviving spouse of Robert Cahill, deceased), Grantor, hereby conveys to Helen Cahill, Trustee of the HELEN CAHILL TRUST, U.T.A.D. March 14, 1990, Grantee, the following described parcels of real property located in Klamath County, Oregon:

PARCEL #1:

Lot C, Block 67, NICHOLS ADDITION, Klamath County, Oregon.

PARCEL #2:

The Northeast one-quarter of the Southwest one-quarter of Section 24, the Northwest one-quarter of the Southwest one-quarter of Section 24, and the West one-half of the Southwest one-quarter of the Southwest one-quarter of Section 24, all in Township 40 South, Range 13 East of the Willamette Meridian in Klamath County, Oregon.

PARCEL #3:

The Northwest one-quarter of the Northwest one-quarter of Section 24, the Southeast one-quarter of the Northwest one-quarter of Section 24, the Southwest one-quarter of the Southeast one-quarter of Section 24, and all of that portion of the Northeast one-quarter of the Northwest one-quarter, the West Half of the Northeast one-quarter, the North Half of the Southeast one-quarter, and the Southeast one-quarter of the Southeast one-quarter lying Southerly and Westerly of the right-of-way of the Lost River Diversion Channel, all in Section 24, Township 40 South, Range 13 East of the Willamette Meridian, in Klamath County, Oregon, containing 237.4 acres, more or less.

PARCEL #4:

The Southwest one-quarter of the Northwest one-quarter, the East Half of the Southwest one-quarter of the Southwest one-quarter, and the Southeast one-quarter of the Southwest one-quarter, all in Section 24, Township 40 South, Range 13 East of the Willamette Meridian in Klamath County, Oregon, except that portion thereof heretofore conveyed to Klamath County for roadway, containing 99.1 acres, more or less;

TOGETHER WITH the following perpetual easements, to run with the land, for the construction, repair, maintenance and joint use of irrigation ditches for irrigation purposes:

(a) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the southerly side of the East-West center line of Section 23 of said Township and Range, a distance of approximately 740 feet to a point 40 feet East of the West boundary of Section 24, Township 40 South, Range 13 East, W.M., extending thence South along the easterly side of West Side Road 660 feet, thence East 1220 feet, thence North 660 feet, more or less, to the East-West center line of said Section 24.

(b) An easement 30 feet wide, the center line of which extends East from Langell Valley West Side Irrigation Canal along a line located 660 feet South of and parallel to the East-West center line of Sections 23

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and 24 of Township 40 South, Range 13 East, W.M., a distance of 2990 feet, extending thence South 660 feet, more or less, to the NE corner of the Southwest one-quarter of the Southwest one-quarter of said Section 24;

(c) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the North side of the South section line of Sections 23 and 24 of Township 40 South, Range 13 East, W.M., a distance of 2007 feet, more or less, to the Southwest corner of the East one-half of the Southwest one-quarter of the Southwest one-quarter of said Section 24.

BUT RESERVING a perpetual easement 30 feet wide along the entire south boundary of said Parcels 1 and 2 for the construction, maintenance, repair and joint use of an irrigation ditch from which to irrigate land lying South of said Parcel 2, such easement to run with the land.

The true consideration for this conveyance is \$0.00.

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.

DATED this 14 day of March, 1990.

GRANTOR:

Helen Cahill
Helen Cahill

STATE OF OREGON)

County of Jackson)

ss.

The foregoing instrument was acknowledged before me this 14th day of March, 1990, by HELEN CAHILL, Grantor.

Walter P. Kaser
Notary Public for Oregon
My Commission Expires: 8-22-93

Return: Stephen G. Jamieson
P.O. Box 4280
Medford, Or. 97501

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Stephen G. Jamieson the 20th day of March A.D., 19 90 at 11:24 o'clock AM., and duly recorded in Vol. M90 of Deeds on Page 5109

FEE \$33.00

Evelyn Biehn . County Clerk

By Pauline Mueland