

## BARGAIN AND SALE DEED

ROBERT J. HARRAHILL, and BETTY L. HARRAHILL, (Grantors), as tenants by the entirety, as to an undivided one-half interest, and ROBERT A. STEWART, and MARILYN STEWART, (Grantors), as to an undivided one-half interest, do grant, sell, release and transfer to ROBERT J. HARRAHILL and BETTY L. HARRAHILL, Trustees of the HARRAHILL FAMILY TRUST u.a.d. February 6, 1990, as to an undivided one-half interest, and to ROBERT A. STEWART and MARILYN STEWART, as to an undivided one-half interest, 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 ROBERT J. HARRAHILL and BETTY L. HARRAHILL 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 THE 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: Dr. and Mrs. Robert J. Harrahill, 1228 Pacific Terrace, Klamath Falls, Oregon 97601.

DATED this 12 day of March, 1990.

Robert J. Harrahill  
ROBERT J. HARRAHILL

Betty L. Harrahill  
BETTY L. HARRAHILL

Robert A. Stewart  
ROBERT A. STEWART

Marilyn Stewart  
MARILYN STEWART

'90 MAR 21 PM 2 34

STATE OF OREGON )

County of Klamath )

) SS.

On ~~February~~ MARCH 17, 1990 personally appeared ROBERT J. HARRAHILL, BETTY L. HARRAHILL, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:



Debra Walsh  
Notary Public for Oregon  
My Commission Expires: 11-09-90

STATE OF Oregon )County of Klamath )

) SS.

On February 21, 1990 personally appeared ROBERT A. STEWART and MARILYN STEWART, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Georgia J. Holliman  
Notary Public for Oregon  
My Commission Expires: 10-4-91

## Klamath

## PARCEL 1:

A tract of land situated in Lot 1, Block 2, Tract 1080, Washburn Park, a duly recorded subdivision, more particularly described as follows: Beginning at a point on the East line of said Lot 1, said point being North 00°04'50" East 175.00 feet from the Southeast corner of said Lot 1; thence North 00°04'50" East along said East line, 175.00 feet; thence North 89°55'10" West parallel to the South line of said Lot 1, 250.00 feet; thence South 00°04'50" West 175.00 feet; thence South 89°55'10" East 250.00 feet to the point of beginning, containing 1.00 acre, more or less.

## PARCEL 2:

A tract of land situated in Lots 1 and 2, Block 2 of Tract 1080, Washburn Park, according to the recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Lot 1, said Block 2 which bears N. 0°04'50" E. a distance of 175.0 feet from the Southwest corner thereof; thence continuing N. 0°04'50" E. along the West line of said Lot 1 a distance of 231.57 feet to a 5/8 inch iron pin on the Center Section Line; thence N. 0°03'30" E. along the West line of Lots 1 and 2 a distance of 401.08 feet to an iron pin marking the beginning of a curve to the left; thence along the arc of said curve to the left, having a central angle of 24°40'11" and a radius of 440.0 feet, a distance of 189.46 feet to a point on the East line of tract described in Volume M75 page 11116, Microfilm Records of Klamath County, Oregon; thence N. 0°06'43" W. along the East line of said tract a distance of 264.88 feet to the Northeasterly corner thereof; thence N. 66°51'15" W., along the Northerly line of last mentioned tract a distance of 150.43 feet to a point on the Northwestern line of said Lot 2, Block 2; thence N. 27°14'33" E. along said line a distance of 69.72 feet to the Northwest corner of said Lot 2; thence N. 89°41'49" E. along the North line of Lot 2 a distance of 403.23 feet to the Southerly line of the O.C.&E. Railroad right-of-way; thence along said right-of-way, S. 66°51'15" E. a distance of 103.62 feet to a point on the Northerly line of Lot 3, Block 2, Washburn Park; thence along the arc of a curve to the left, having a central angle of 08°32'26" and a radius of 356.28 feet, a distance of 53.11 feet to a point on the West line of said Lot 3; thence S. 0°03'30" W. along said West line a distance of 252.59 feet to the Southwest corner thereof; thence N. 89°56'30" E. along the South line thereof a distance of 161.96 feet to the Southeast corner thereof and the West line of Washburn Way; thence S. 0°03'30" W. along the West line of Washburn Way a distance of 463.83 feet to the Northeast corner of parcel conveyed to Federal Land Bank by Volume M83 page 10559, Microfilm Records of Klamath County, Oregon; thence following the perimeter of said parcel, N. 89°56'30" W., 250.0 feet; S. 0°03'30" W., 250.0 feet; S. 89°56'30" E., 249.99 feet to the West line of Washburn Way; thence S. 0°04'50" W. along said West line a distance of 20.44 feet to the Northeast corner of parcel described in Volume M80 page 18938, Microfilm Records of Klamath County, Oregon; thence N. 89°55'10" W. along the North line of said parcel, 250.0 feet to the Northwest corner thereof; thence S. 0°04'50" W., 175.0 feet to the Southwest corner thereof; thence N. 89°55'10" W. a distance of 210.0 feet to the Point of Beginning.

SAVING AND EXCEPTING A parcel of land situated in Lots 2 and 3, Block 2, Tract 1080, Washburn Park, a duly recorded subdivision in Klamath County, Oregon, said parcel being more particularly described as follows: Beginning at the Southwest corner of said Lot 3; thence N.  $89^{\circ}56'30''$  W. 100.00 feet; thence N.  $00^{\circ}03'30''$  E. 295.29 feet to a point on the Northerly line of said Lot 2; thence N.  $89^{\circ}41'49''$  E., along said Northerly line, 57.69 feet to a point on the Southerly right of way line of Weyerhaeuser Timber Company Railroad (formerly O.C.&E.); thence along said right of way line S.  $66^{\circ}51'15''$  E. 103.62 feet; thence Westerly, along the arc of a curve to the left (radius point bears S.  $01^{\circ}42'25''$  W. 356.28 feet, central angle =  $08^{\circ}32'26''$ ) 53.11 feet to a point on the North-South line common to said Lots 2 and 3; thence S.  $00^{\circ}03'30''$  W. 252.59 feet to the point of beginning, containing 29,805 square feet, with bearings based on said Tract 1080, Washburn Park.

### PARCEL 3:

A tract of land situated in the E&E, Section 4, Township 39 S., R. 9 E.W.M., more particularly described as follows:

Beginning at the southeasterly corner of that tract of land described in Deed Volume M75 page 11116, Klamath County Deed Records, said point being S.  $77^{\circ}03'46''$  W. 562.46 feet from the East quarter corner of said Section 4; thence N.  $00^{\circ}06'43''$  W. along the East line of said tract, 708.91 feet to the intersection with the westerly boundary of Tract 1080, Washburn Park, a duly recorded subdivision; thence southerly along said westerly boundary on a curve to the right (radius point bears S.  $65^{\circ}23'16''$  W. 440.00 feet and central angle equals  $24^{\circ}40'14''$ ) 189.46 feet, S.  $00^{\circ}03'30''$  W. 401.08 feet, S.  $00^{\circ}04'50''$  W. 406.57 feet to the Southwest corner of Lot 1, Block 2, said Tract 1080; thence along the arc of a curve to the right (radius point bears N.  $00^{\circ}04'50''$  E. 27.14 feet and central angle equals  $89^{\circ}48'27''$ ) 42.54 feet; thence N.  $00^{\circ}06'43''$  W. 255.37 feet; thence S.  $89^{\circ}53'17''$  W. 10.00 feet to the point of beginning, containing 32,925 square feet, with bearings based on said Tract 1080.

### PARCEL 4:

A parcel of land situated in Lots 2 and 3, Block 2, Tract 1080, Washburn Park, a duly recorded subdivision in Klamath County, Oregon, said parcel being more particularly described as follows: Beginning at the Southwest corner of said Lot 3; thence N.  $89^{\circ}56'30''$  W. 100.00 feet; thence N.  $00^{\circ}03'30''$  E. 295.29 feet to a point on the Northerly line of said Lot 2; thence N.  $89^{\circ}41'49''$  E., along said Northerly line, 57.69 feet to a point on the Southerly right of way line of Weyerhaeuser Timber Company Railroad (formerly O.C.&E.); thence along said right of way line S.  $66^{\circ}51'15''$  E. 103.62 feet; thence Westerly, along the arc of a curve to the left (radius point bears S.  $01^{\circ}42'25''$  W. 356.28 feet, central angle =  $08^{\circ}32'26''$ ) 53.11 feet to a point on the North-South line common to said Lots 2 and 3; thence S.  $00^{\circ}03'30''$  W. 252.59 feet to the point of beginning, containing 29,805 square feet, with bearings based on said Tract 1080, Washburn Park.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 21st day of March A.D., 19 90 at 2:34 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 5195.

Evelyn Biehn - County Clerk

FEE \$43.00

By Quentin M. Williams

Ret: Dr. Robert Harrahill  
1228 Pacific Terrace, Klamath Falls, Or. 97601