

MTC 23143-R

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that FRANK PULLER, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAY SHARER, hereinafter called Grantee, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1: A piece or parcel of land situate in the SE $\frac{1}{4}$ of Section 31, Township 34 South, Range 7 E.W.M., lying East of Wood River and being more particularly described as follows: Beginning at a 5/8 inch iron pin on the East-West centerline of Section 31, Twp. 34 South, Range 7 E.W.M., in the West right of way fence line of State Highway No. 422, as the same is presently located and constructed, from which the scribed stone marking the East quarter corner to said Section 31 bears South 89°34'15" East 3,413.95 feet distant; thence North 0°28'15" West along said Westerly highway right of way fence 90.01 feet to the true point of beginning; thence North 89°34'15" West 303.27 feet to a point; thence North 2°39'15" West 120.17 feet to a point; thence South 89°34'15" East 32.05 feet to a 5/8 inch iron pin reference monument; thence South 89°34'15" East 275.80 feet to a 5/8 inch iron pin in said Westerly highway right of way fence; thence South 0°28'15" East along said Westerly highway right of way fence 120.01 feet, more or less, to the true point of beginning.

PARCEL 2: A piece or parcel of land situate in the SE $\frac{1}{4}$ of Section 31, Township 34 South, Range 7 E.W.M., lying East of Wood River and being more particularly described as follows: Beginning at a 5/8" iron pin on the East-West centerline of Section 31, Township 34 South, Range 7 E.W.M., and in the West right-of-way fence line of State Highway #422, as the same is presently located and constructed from which the scribed stone marking the East quarter section corner of said Section 31 bears South 89°34'15" East, 3,413.95 feet distant; thence North 0°28'15" West along said Westerly Highway right-of-way fence 210.02 feet to the true point of beginning; thence North 89°34'15" West 275.80 feet to an iron pin reference monument; thence North 89°34'15" West 32.05 feet to a point; thence North 2°39'15" West 219.43 feet to a point; thence South 89°34'15" East 32.05 feet to an iron pin reference monument; thence South 89°34'15" East 267.95 feet to an iron pin in said Westerly Highway right-of-way fence; thence South 4°42' East along said Westerly Highway right-of-way fence 220.0 feet, more or less, to the true point of beginning.

TO HAVE AND TO HOLD the same unto the said Grantee for the term of Grantee's natural life. Upon the death of the Grantee, the property shall revert to the Grantor, or his heirs, successors or assigns.

The true and actual consideration paid for this transfer, is \$10.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of March, 1990.

NOTE: 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 uses.

Frank Puller
Frank Puller

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601

503/882-7229
O.S.B. #70133

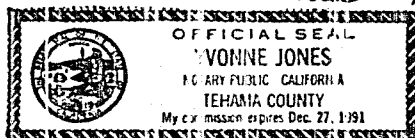
1 STATE OF CALIFORNIA)
 2) SS
 3 County of Tehama)

4 On this 9th day of March, 1990, personally appeared the above-named
 5 FRANK PULLER and acknowledged the foregoing instrument to be his voluntary
 6 act and deed.

7 Before me:

Monice Jones
 Notary Public for California

8 (SEAL.)
 9 My Commission Expires: Dec. 27, 1991



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STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co. the 22nd day
 of March A.D., 19 90 at 4:10 o'clock P.M., and duly recorded in Vol. M90,
 of Deeds on Page 5346.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muller

25
26 Bargain and Sale Deed - Page 2.

27 AFTER RECORDING, RETURN TO:

28 Jay Sharer

29 HC 30 Box 136
 30 Chiloquin, OR 97623

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WILLIAM L. SISEMORE
 Attorney at Law
 340 Main Street
 KLAMATH FALLS, ORE.
 97601

503/882-7229

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