

13797

BARGAIN AND SALE DEED

Claude E. Olson, Grantor, conveys to John A. Olson and Laura O. Smith, Trustees of the Claude E. and Virginia H. Olson Trust u/a dtd. December 19, 1985, Grantee, the real property described on the attached Exhibit A located in Klamath County, Oregon.

The true and actual consideration for this conveyance is None.

Until a change is requested, all tax statements shall be sent to the following address:

John A. Olson, Trustee
Claude E. and Virginia H. Olson Trust
4207 Antelope Court
Rocklin, CA 95677

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 10th day of April, 1990.

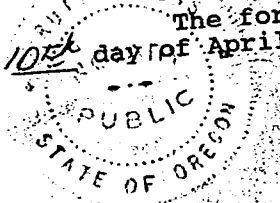
Claude E. Olson
Claude E. Olson

STATE OF OREGON

County of Deschutes

) ss.

The foregoing instrument was acknowledged before me this 10th day of April, 1990, by Claude E. Olson.



Richard Owens
Notary Public for Oregon
My commission expires: 5-14-92

AFTER RECORDING RETURN TO:

John A. Olson, Trustee
Claude E. and Virginia H. Olson Trust
4207 Antelope Court
Rocklin, CA 95677

Bargain and Sale Deed

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Bargain and Sale Deed
Grantor: Claude E. Olson
Grantee: Olson Trust

April 10, 1990

EXHIBIT A

Parcel 1

A portion of the N 1/2 of the SE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East and West centerline of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, which lies North 89° 10' West along the quarter line a distance of 1114.77 feet from the quarter corner common to Sections 27 and 28 of said township and range; thence South 15° 13' East a distance of 544 feet; thence South 74° 47' West a distance of 300 feet; thence North 15° 13' West a distance of 630.3 feet, more or less, to a point on the said East and West center line; thence South 89° 10' East a distance of 312.14 feet more or less, to the point of beginning.

Parcel 2

A portion of the NE 1/4 of the SE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon more particularly described as follows:

Beginning at a point which lies North 89° 10' West along the quarter line a distance of 1,114.77 feet and South 15° 13' East a distance of 544 feet from the iron pipe which marks the quarter corner common to Sections 27 and 28, Township 38 South, Range 9 East of The Willamette Meridian and running thence continuing South 15° 13' East a distance of 192.2 feet to the true place of beginning; Thence South 38° 5' West 25.0 feet; thence South 15° 13' East 60 feet to the Northerly right of way line of the Old Fort Klamath Road and 30 feet at right angles from the center line of said road; thence North 38° 5' east along the North right of way line of said road to a point which is South 15° 13' East of the true place of beginning; thence North 15° 13' West to the true place of beginning.

Parcel 3

Beginning at a point which is 1261 feet West and 587.43 South of the quarter section corner common to Sections 27 and 28 Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, running thence North $74^{\circ} 47'$ East 128.4 feet; thence South $15^{\circ} 13'$ East 339.98 feet; thence along the Northerly right of way line of a County Road South $75^{\circ} 10'$ West 78.4 feet; thence North $15^{\circ} 13'$ West 100 feet; thence South $75^{\circ} 30'$ West 50 feet; thence North $15^{\circ} 13'$ West 238.38 feet to the point of beginning.

Parcel 4

Beginning at a point which is the quarter corner common to Sections 27 and 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North $89^{\circ} 10'$ West along the East-West quarter for a distance of 1114.77 feet to a point; thence South $15^{\circ} 13'$ East 544.0 feet; thence South $74^{\circ} 47'$ West 300.0 feet to a point; thence South $15^{\circ} 13'$ East 238.38 feet to a point; said point being the Northwest corner of the herein described property; thence South $15^{\circ} 13'$ East 100.0 feet to the Southwest corner; thence North $75^{\circ} 30'$ East 50.0 feet to the Southeast corner; thence North $15^{\circ} 13'$ West 100.0 feet to the Northeast corner; thence South $75^{\circ} 30'$ West 50.0 feet to the point of beginning.

Parcel 5

A tract of land in the SE 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly boundary of Old Fort Klamath Road which is the Southeast corner of a tract of land conveyed to Milt Sessler, et ux., by deed recorded July 12, 1961 in Deed Book 330 at page 607, Records of Klamath County, Oregon; thence North $75^{\circ} 30'$; East along the Northerly boundary of Old Fort Klamath Road 60 feet, more or less, to the Southwesterly corner of a tract of land conveyed to Donna Hartman Stout by deed recorded August 22, 1944 in

Deed Book 168 at page 164, Records of Klamath County, Oregon; thence North 15° 13' West 70 feet, more or less, to the Southeasterly boundary of Linda Drive, formerly V.A. Hospital Site Road; thence Southwesterly along the Southeasterly boundary of said Linda Drive to the Intersection of the Easterly boundary of said Sessler Tract; thence South 15° 13' East along the Easterly boundary of said Sessler Tract 30 feet, more or less, to the point of beginning.

EXCEPTING from the above described parcels that portion conveyed to Klamath County, Oregon by Warranty Deed recorded December 17, 1948 in Book 227 at page 308, Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Carolyn Wilson Miller the 20th day
of April A.D., 19 90 at 11:19 o'clock A.M., and duly recorded in Vol. M90,
of Deeds on Page 7351.

Evelyn Biehn County Clerk

By Pauline Mulindore

FEE \$43.00