

OK

14228

BARGAIN AND SALE DEED

Vol. m90 Page 8072

KNOW ALL MEN BY THESE PRESENTS, That

Cathy Cogar

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Dorothy Werline

hereinafter called grantee, and unto grantee's heirs, successors and assigns 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:

Refer to the attached legal description

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 23-930.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of April, 1990, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me this April 30, 1990, by

Cathy Cogar

[Signature]
Notary Public for Oregon
(SEAL) My commission expires: 7/13/93

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____,

president, and by _____,

secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

Cathy Cogar

5729 Altamont

Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

Dorothy Werline

220 Quarry Road

Albany, Oregon 97321

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

790 APR 30 PM 3 51

A tract of land situated in the NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of the NE1/4 of said Section 13, said point being the Southwest corner of Tract 1085, COUNTRY GREEN, duly recorded plat, said point situated South 00 degrees 23' 49" West 262.01 feet from the North quarter corner of said Section 13; thence South 89 degrees 22' 32" East along the Southerly line of said Tract 1085, COUNTRY GREEN, 60.00 feet; thence South 00 degrees 23' 49" West, 80.00 feet; thence South 89 degrees 22' 32" East 565.69 feet; thence North 00 degrees 37' 28" East 80.00 feet to the Southerly line of said Tract 1085, COUNTRY GREEN; thence Easterly along the said Southerly line, South 89 degrees 22' 32" East 492.01 feet, North 54 degrees 48' 25" East 30.00 feet along the arc of a curve to the left (radius point bears North 54 degrees 48' 25" East 1494.90 feet, central angle = 04 degrees 19' 32") 112.86 feet, South 39 degrees 31' 07" East 254.42 feet, along the arc of a curve to the left (radius = 249.23 feet, central angle = 24 degrees 11' 35") 105.24 feet, South 63 degrees 42' 42" East 19.53 feet, South 23 degrees 24' 16" East 60.00 feet to the most Southerly point of said Tract 1085, COUNTRY GREEN; thence continuing Easterly along said Southerly line of Tract 1085, COUNTRY GREEN, North 68 degrees 35' 44" East 77.54 feet, along the arc of a curve to the left (radius = 230.00 feet, central angle = 21 degrees 57' 17") 88.13 feet, North 44 degrees 38' 27" East 276.89 feet, South 45 degrees 21' 33" East 20.00 feet, along the arc of a curve to the right (radius = 280.00 feet, central angle = 15 degrees 10' 46") 74.18 feet, North 80 degrees 31' 28" East 184.49 feet; North 12.08 feet; thence leaving said Southerly line, North 72 degrees 58' 03" East 207.58 feet; thence North 89 degrees 29' 13" East 100.00 feet; thence South 84 degrees 14' 48" East 46.58 feet to the Westerly line of the Enterprise Irrigation District Canal; thence along the said Westerly line, South 05 degrees 22' 23" West 116.17 feet, along the arc of a curve to the left (radius = 125.00 feet; central angle = 49 degrees 30' 10") 108.00 feet, South 44 degrees 07' 47" East 165.75 feet along the arc of a curve to the right (radius = 75.00 feet, central angle = 73 degrees 27' 34") 96.16 feet, South 29 degrees 18' 47" West 344.20 feet; thence leaving said Westerly line, South 72 degrees 58' 03" West 1269.45 feet; thence North 75 degrees 46' 50" West 128.10 feet; thence South 72 degrees 58' 03" West 699.66 feet to the Easterly line of the U.S.B.R. "A" Canal; thence along said Easterly line, along the arc of a curve to the right (radius point bears North 43 degrees 48' 30" East 497.96 feet, central angle = 24 degrees 14' 30") 210.69 feet, North 21 degrees 57' 00" West 560.20 feet, along the arc of a curve to the left (radius = 1220.92 feet, central angle = 07 degrees 50' 06") 166.96 feet to the West line of the NE1/4 of said Section 13; thence North 00 degrees 23' 49" East 530.01 feet to the point of beginning with bearings based on the said Tract 1085, COUNTRY GREEN.

(CONTINUED)

(LEGAL DESCRIPTION CONTINUED)

EXCEPTING THEREFROM a tract of land situated in the E1/2 of NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Southerly point of Tract 1085, COUNTRY GREEN, a duly recorded plat, said point being on the Southerly right of way line of Alt Way and 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed, said point being South 65 degrees 17' 56" East 1644.59 feet from the N1/4 corner of said Section 13; thence Easterly along the Southerly line of said Tract 1085, COUNTRY GREEN, North 66 degrees, 35' 44" East 77.84 feet, along the arc of a curve to the left (radius = 230.00 feet, central angle = 21 degrees 57' 17") 88.13 feet; North 44 degrees 38' 27" East 276.89 feet, South 45 degrees 21' 33" East 20.00 feet, along the arc of a curve to the right (radius = 280.00 feet, central angle = 15 degrees 10' 46") 74.18 feet, North 80 degrees 31' 20" East 184.43 feet, North 12.08 feet; thence leaving said Southerly line, North 72 degrees 58' 03" East 207.58 feet; thence North 89 degrees 29' 13" East 100.00 feet; thence South 84 degrees 14' 48" East 46.58 feet to the Westerly line of the Enterprise Irrigation District Canal; thence along said Westerly line, South 05 degrees 22' 23" West 116.17 feet along the arc of a curve to the left (radius = 125.00 feet, central angle = 45 degrees 38' 10") 108.00 feet, South 44 degrees 07' 47" East 165.75 feet, along the arc of a curve to the right (radius = 75.00 feet, central angle = 73 degrees 27' 34") 96.16 feet, South 29 degrees 19' 47" West 344.20 feet; thence leaving said Westerly line South 72 degrees 58' 03" West 733.37 feet to a point 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed; thence Northerly along a line parallel with and 15.00 feet Easterly of the centerline of said ditch, North 38 degrees 13' 35" West 134.65 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17 degrees 21' 48") 86.36 feet, North 20 degrees 51' 55" West 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = 37 degrees 46' 05") 220.02 feet, North 16 degrees 54' 10" East 27.02 feet to the point of beginning, with bearings based on said Tract 1084, COUNTRY GREEN.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the NE1/4 of the NE1/4 of Section 13, Township 39 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 West line of said NE1/4 NE1/4 and on the Southwesterly boundary of Tract 1085, COUNTRY GREEN, a duly recorded subdivision, and being South 00 degrees 18' 23" West 509.25 feet from the Northwest corner of said NE1/4 NE1/4; thence South 00 degrees 18' 23" West 817.30 feet to the NE1/16 corner of said Section 13; thence along the South line of said NE1/4 NE1/4, South 89 degrees 56' 54" East 356.07 feet to the Southerly line of that tract of land described

(CONTINUED)

(LEGAL DESCRIPTION CONTINUED)

in Volume M87 at page 10229 Exhibit "A" of the Klamath County Deed Records; thence North 72 degrees 58' 03" East, along said line, 19.30 feet to a point 15 feet Easterly when measured at right angles from the centerline of the Enterprise Irrigation District Ditch; thence Northerly parallel to said ditch North 38 degrees 13' 35" West 134.69 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17 degrees 21' 40") 86.36 feet, North 20 degrees 51' 55" West 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = 37 degrees 46' 05") 220.82 feet, North 16 degrees 54' 10" East 27.02 feet to the most Southerly point of said Tract 1085, COUNTRY GREEN, along said subdivision North 23 degrees 24' 16" West 60.00 feet, North 63 degrees 42' 42" West 19.53 feet, along the arc of a curve to the right (radius = 249.23 feet, central angle = 24 degrees 11' 35") 105.24 feet and North 39 degrees 31' 07" West 65.34 feet to the point of beginning, with bearing based on said Tract 1085, COUNTRY GREEN.

LESS AND EXCEPTING that portion lying within the Enterprise Irrigation District Ditch.

Tax Account No: 3909 013AB 04800
3909 013A0 00600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of April A.D., 19 90 at 3:51 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 8072.

Evelyn Blehn, County Clerk

By Quilene Mullendore

FEE \$43.00