

BARGAIN AND SALE DEED
(Statutory Form)

Mabel Dixon, Grantor, conveys to Ethel Mae Culver and Janey Marie Bond, as Trustees of the "Dixon Trust" (a revocable grantor type trust without set expiration date) dated May 2, 1990, Grantee, all of the Grantor's interest in the following described real property situated in Klamath County, Oregon:

(See Attached Exhibit "A" & "B")

The true consideration for this conveyance is \$0 (a transfer to trust for the benefit of the Grantor).

Dated this 25th day of May, 1990.

Marie Bond Ethel Culver
Mabel Dixon, by Marie Bond (whose full name is Janey Marie Bond) and Ethel Culver (whose full name is Ethel Mae Culver), as attorneys in fact for Mabel Dixon.

STATE OF OREGON)
County of Klamath) ss

Personally appeared before me this 25th day of May, 1990, the above named by Marie Bond (whose full name is Janey Marie Bond) and Ethel Culver (whose full name is Ethel Mae Culver), as attorneys in fact for Mabel Dixon, and each acknowledged the foregoing instrument to be her voluntary act and deed.

[Signature]
Notary Public - OREGON

My Commission Expires: April 1, 1994

After recording return to:

Marie Bond
9253 Hwy. #39
Klamath Falls, Or. 97603

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

Marie Bond
9253 Hwy. #39
Klamath Falls, Or. 97603

1990 MAY 25 AM 10 18

MEMBER: OREGON LAND TITLE ASSOCIATION
AMERICAN LAND AND TITLE ASSOCIATION



KLAMATH COUNTY TITLE COMPANY

HOME OWNED SINCE 1905

TITLE INSURANCE • ESCROWS
Agent for First American Title Insurance Company

R. E. Voatch, President
Trudie Durant, Secretary

Order No. K-42258
Real Property Search

Marie Bond, Trustee

Ethel Culver, Trustee

We have searched the deed indices and Assessor's records of Klamath County for property in the name of:

Mabel Dixon

and as of May 3, 1990 at 8:00 A.M.

We find the following:

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southwesterly of the South right of way line of Burlington Northern Railroad and Southeast of the South right of way line of the USBR "C" Canal and North of the North right of way line of the USBR Lost River Diversion Channel in Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The above description contains three parcels approved by Major Partition 79-14 filed April 19, 1979. See description and map.

Access on Great Northern property is covered on a perpetual use agreement dated 23rd day of May 1931 and recorded in Misc. Records Volume 6 on page 66 Klamath County, Oregon.

Account No. 3910-3000-2000

Liability hereunder is limited to the amount paid for this report.

KLAMATH COUNTY TITLE CO.

BY:

Carol Roberts

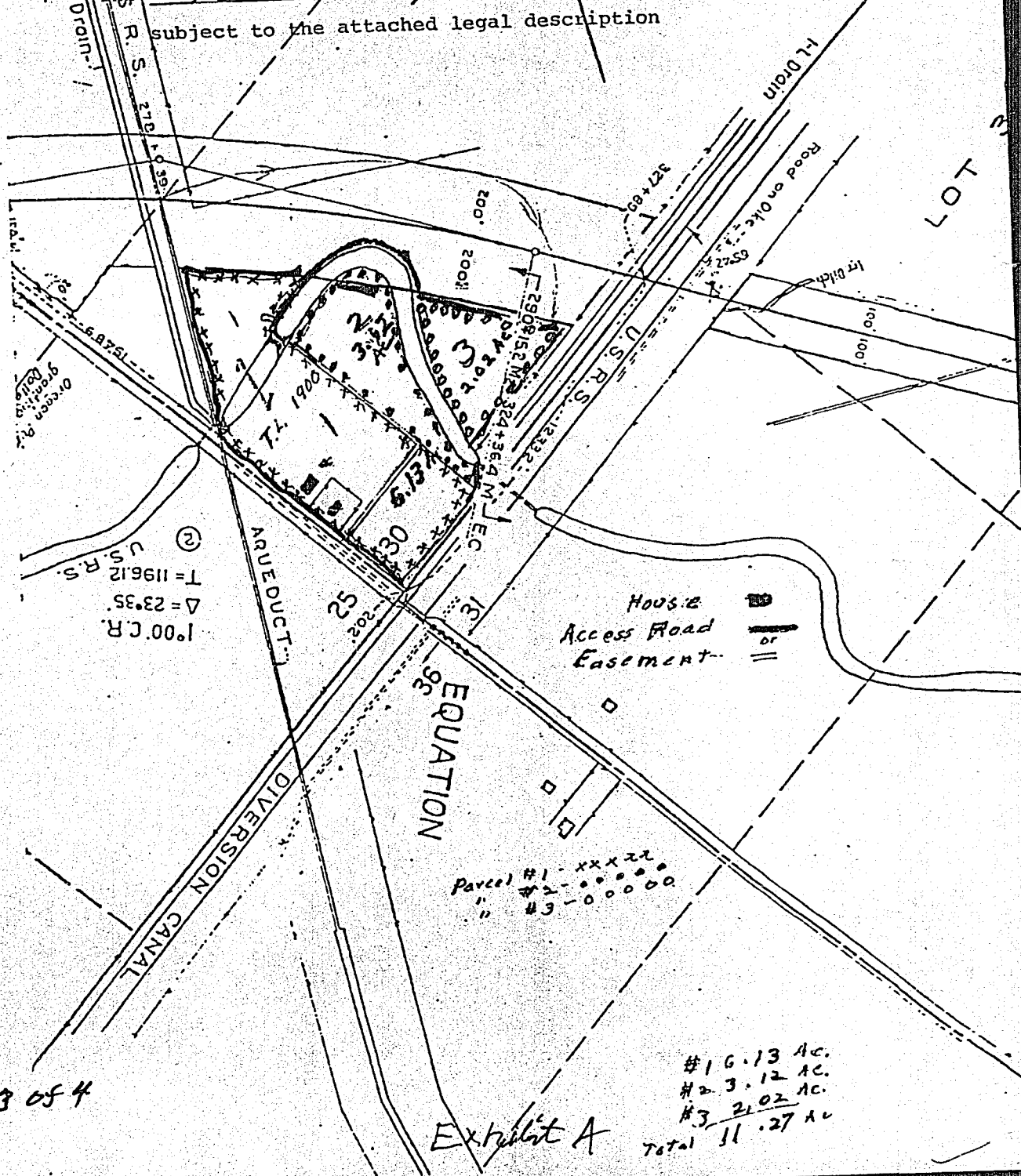
Carol Roberts,
Title Examiner

2054

APPROVED BY _____
THIS 19 DAY OF Apr

THIS 23 DAY OF April

1-A Drawn



Descriptions

Parcel # 1

A tract of land lying North and East of the SW corner of Sect. 30, T 39 S R 10 E whose South boundary is the North line of the U.S.R.S. Diversion Canal; the West boundary is the East line of Highway #39 right of way; the North boundary is the East line of the U.S.R.S. Aquaduct right of way, the Southwest right of way of the Great Northern R.R. and the Northerly right of way of the U.S. #1 Drain; the Easterly boundary is a North - South line 330 feet East of the East right of way line of State Highway #39.

An easement as now exists for access to Parcel 2 and Parcel 3 which is 40 feet in width whose centerline begins at a point 360 feet North of the Section corner ²⁵/₃₆ T 39 S, R 10 E and on

the East right of way of State Highway #39; thence East 310 feet; thence North to the South line of the #1 Drain; thence West to the earth fill and culvert across the #1 Drain; thence Easterly along the North and East line of the #1 Drain to Parcel #3. Access on Great Northern property is covered on a perpetual use agreement dated 23rd day of May 1931 and recorded in Misc. Records Vol. 6, Page 66 Klamath County. The North portion of Parcel #1 is contiguous to the balance of the parcel by a dirt fill and culvert approximately 175 feet East of the East right of way line of the U.S.R.S. Aquaduct property. This culvert was provided for the purpose of legal access in the original contract. See U.S.B.R. map and provisions of the Act of June 17, 1902 (32 Statl, 388).

Parcel # 2

A contiguous tract of land to Parcel #1 whose point of beginning is the Westerly line that is 330 feet East of the East right of way line of State Highway #39 near its intersection with the North line of the U.S.R.S. Diversion Canal; thence North along the West line of Parcel #2 to the South line of the #1 Drain; thence Easterly, Southerly and Westerly along the #1 Drain to the North line of the U.S.R.S. Diversion Canal and to the Western boundary of Parcel #2.

Access consists of a 40 foot easement whose centerline begins at a point 360 feet North of the Section corner ²⁵/₃₆ T 39

S, R 10 E and on the East right of way of State Highway #39; thence East 310 feet; thence North to the South line of the #1 Drain. No irrigation rights go with this Parcel.

Parcel # 3

A tract of land whose North and West line is the Easterly line of the #1 Drain; the Southwesterly line of the Great Northern right of way line is the Easterly line and the North line of the U.S. Diversion Canal right of way is the Southerly line of this parcel.

Access to this parcel is a 40 foot easement whose centerline begins at a point 360 feet North of the Section corner ²⁵/₃₆ T 39

S, R 10 E and on the East right of way of State Highway #39; thence East 310 feet; thence North to the South line of the #1 Drain; thence West to the earth fill and culvert across the #1 Drain; thence Easterly along the North and East line of the #1 Drain to Parcel #3. Access on Great Northern property is covered on a perpetual use agreement dated 23rd day of May 1931 and recorded in Misc. Records Vol. 6, Page 66 Klamath County.

Irrigation rights are guaranteed through previous deeds of record from the intersection of the U.S.R.S. Aquaduct and the centerline of the Great Northern Railroad across and along the Northeasterly line of the right of way Southerly and Westerly to Parcel #3.

Exhibit B

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Marie Bond the 25th day
of May A.D., 19 90 at 10:18 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 9994.

Evelyn Biehn, County Clerk
By Christine Mullenbarger

FEE \$43.00