

17115

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K-41990
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Duncan H. Baird and Ollie Belle Baird also known as Ollie B. Baird, husband and wife, grantors in consideration of property adjustment to them paid by

D. H. BAIRD and OLLIE B. BAIRD, Trustees,
or their successors in trust, under the Baird Loving Trust
dated February 17, 1990, and any amendments thereto

grantees do hereby grant, bargain, sell and convey unto the said
grantees its heirs and assigns, all the following real property,
with the tenements, hereditaments and appurtenances, situated in
the County of Klamath and State of Oregon, bounded and described
as follows, to-wit:

See attached Exhibit "A"

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.

To Have and to Hold, the above described premises unto the
said grantee, heirs and assigns forever.

Witness their hands this 21st day of ~~March~~ ^{June}, 1990.

D. H. Baird
D. H. BAIRD

Ollie Belle Baird
OLLIE BELLE BAIRD

STATE OF OREGON,

)
) ss.
)

County of Klamath

This instrument was acknowledged before me on ~~March~~ ^{June} 21st,
1990, by D. H. Duncan and Ollie Belle Baird, husband and wife.

W. J. [Signature]
Notary Public for Oregon
My Commission expires: 10/31/93

Grantors name and address:

D. H. & Ollie B. Baird
P. O. Box 218
Merrill, OR 97633

After recording return to:
Wm. S. Judy, III
1200 N. E. Seventh St.
Grants Pass, OR 97526

Grantees name and address:

Baird Loving Trust
P. O. Box 218
Merrill, OR 97633

Mail tax statements to:
Baird Loving Trust
P. O. Box 218
Merrill, OR 97633

Exhibit "A"

I.

PARCEL 1

A portion of Lots 47 and 48, MERRILL TRACTS, in Government Lot 1, Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North boundary of Section 11, said point being 700.00 feet West of the quarter corner common to Sections 2 and 11; thence West along said Section line 118.00 feet; thence South to the South boundary of Government Lot 1; thence Easterly along the South boundary of Government Lot 1 to a point due South of the point of beginning; thence North 251 feet, more or less to the point of beginning.

EXCEPTING THEREFROM that portion of the above described tract lying within Falvey Road.

PARCEL 2

A portion of Lots 47 and 48, MERRILL TRACTS, in Government Lot 1, Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North boundary of Section 11, said point being 818 feet West of the quarter corner common to Sections 2 and 11; thence continuing West along the North boundary of Section 11, 17 feet four inches; thence South to the South boundary of Government Lot 1; thence Easterly along the South boundary of Government Lot 1 to a point due South of the point of beginning; thence North to the true point of beginning.

EXCEPTING THEREFROM that portion of the above described tract lying within Falvey Road.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Rights of governmental bodies in and to that portion of the above described property lying below the ordinary high water mark of Lost River.

3. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.

Exhibit "A" (continued)

II.

The following described real property in Klamath County, Oregon:

Lot 10 in Block 4 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

III.

The following described real property situate in Klamath County, Oregon, to-wit:

Lots 5 and 6, Block 27, Original Town of Merrill, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co. the 5th day of July A.D., 19 90 at 11:03 o'clock A.M., and duly recorded in Vol. M90 of Deeds on Page 13220.

FEE \$38.00

Evelyn Biehn - County Clerk

By Pauline Mulendarp