

17347

BARGAIN AND SALE DEED
(Statutory Form)Vol. 1790 Page 13641

Ethel M. Culver, Grantor, conveys to Ethel Mae Culver, as Trustee of the "Ethel Mae Culver Trust" (a revocable grantor type trust without set expiration date) dated 6-19-90, Grantee, all of the Grantor's interest in the following described real property situated in Klamath County, Oregon:

Beginning at the one-quarter corner common to Section 25, Township 39 South, Range 9 East Willamette Meridian, and Section 30, Township 39 South, Range 10 East Willamette Meridian, and running thence North 0°29' East 945.2 feet along the range line which marks the centerline of the Klamath Falls-Merrill Highway; thence South 89°31' East 450 feet along the Southerly line of the Henley School property; thence North 0°29' East 424.47 feet along the East line of said school property to a fence line; thence East 1739.43 feet along the said fence line to the Northwesternly right of way of the U.S.R.S. South Branch canal; thence South 13°57' West 312.0 feet along said right of way line; thence southwesterly along said right of way line which is the arc of a circle of which the radius is 1357.69 feet a distance of 579.2 feet; thence South 38°27' West 679.3 feet along said right of way line to the South line of the Northwest quarter of said Section 30; thence Westerly 1437.73 feet to the point of beginning, and being also described as all of Vacated Henley Acres.

Also, all of that part of Northwest quarter of Southwest quarter of Section 30, Township 39 South, Range 10 East Willamette Meridian lying Northeasterly of the Railroad right of way and northwesterly of the U.S.R.S. South Branch canal, excepting the approximately one acre in the Northwesternly corner thereof, heretofore conveyed by grantors to grantees and described as follows:

Beginning at the intersection of the Northerly line of Northwest quarter of Southwest quarter of said Section 30 and the Easterly right of way line of the Klamath Falls-Merrill Highway, and running thence Easterly along the North line of said subdivision 200 feet; thence Southerly at right angles 200 feet; thence Westerly at right angles and parallel to the North line of said subdivision 200 feet to the Easterly line of said highway right of way; thence Northerly along said highway right of way line 200 feet to the point of beginning.

All subject to contract and/or lien for irrigation and/or drainage, easements and rights of way of record and those apparent on the land, and to taxes and assessments for fiscal year commencing July 1, 1952.

EXCEPTING a parcel as described in Deed Volume 268, Page 378; and
ALSO EXCEPTING a parcel as described in Deed Volume 337, Page 192

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Grantor/Grantee certifies that said Trust is a revocable grantor type trust under the terms of which the Grantor/Grantee continues to have authority to use, possess, and dispose of the subject property to the same degree as was had prior to this conveyance during the entirety of the life of Grantor/Grantee.

The true consideration for this conveyance is \$0.

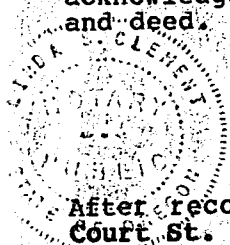
Dated this 19th day of June, 1990.

Ethel M. Culver
Ethel M. Culver

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 19th day of June, 1990, the above named Ethel M. Culver and acknowledged the foregoing instrument to be his/her voluntary act and deed.



Linda Clement
NOTARY PUBLIC - OREGON
My Commission Expires: 9-22-90

After recording return to: Doug Vande Griend, Atty at Law, 317 Court St. NE, Salem, Oregon 97301

Until a change is requested, all tax statements shall be sent to the following address: **NO CHANGE**

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Doug VandeGriend, Attorney at Law the 11th day of July A.D., 1990 at 11:40 o'clock A M., and duly recorded in Vol. M90 of Deeds on Page 13641.

FEE \$33.00

EVELYN BIEHN, County Clerk
By Bernetha Stetsch