

17449

K-41990
BARGAIN AND SALE DEED

Vol. 1190 Page 13822

KNOW ALL MEN BY THESE PRESENTS, That STANLEY J. PENCE and BEVERLY A. PENCE, husband and wife, grantors in consideration of property adjustment to them paid by

STANLEY J. PENCE and BEVERLY A. PENCE, Trustees,
or their successors in trust, under the Pence Loving Trust
dated May 24, 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 June 8 day of June, 1990.

Stanley J. Pence
STANLEY J. PENCE

Beverly A. Pence
BEVERLY A. PENCE

STATE OF OREGON,

County of Klamath

) ss.

This instrument was acknowledged before me on June 8, 1990, by Stanley J. Pence and Beverly A. Pence.

Notary Public for Oregon
My Commission expires: 10/19/93

Grantors name and address:

Mr. & Mrs. Stanley Pence
PO Box 165
Malin, OR 97632

Grantees name and address:

Pence Loving Trust
PO Box 165
Malin, OR 97632

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

Mail tax statements to:
Pence Loving Trust
PO Box 165
Malin, OR 97632

90 JUL 12 PM 3 54

Exhibit "A"

13823

PARCEL I

The S 1/2 SW 1/4 of Section 22, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to rights of the public in and to any portion of said premises lying within the limits of roads and highways.

PARCEL II

The South half of the Northeast quarter of Section 22, Township 40 South, Range 11 East, Willamette Meridian.

Subject to rights of the public over existing roads.

PARCEL III

The South half of the Southwest quarter of Section 22, Township 40 South, Range 11 East, Willamette Meridian.

Subject to rights of the public over existing roads.

PARCEL IV

Beginning at the Southeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence North 125 feet to the Depot Road; thence in a southwesterly direction along said Depot Road 100 feet, more or less, to the Northeast corner of a Tract deeded to Leo King and Mildred King, recorded in Volume 196, page 95, records of Deeds of said County; thence South along the East boundary of the last mentioned tract, 93 feet, more or less; thence East 92 feet to the place of beginning.

SUBJECT TO: Easements and rights of way of record and those apparent on the land.

PARCEL V

PARCEL 1:

In Township 40 South, Range 11 East of the Willamette Meridian:

Section 15: The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$
SAVING AND EXCEPTING THEREFROM the following described parcel: Beginning at the Southwest corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and running thence North 350 feet; thence West 800 feet; thence South 350 feet, more or less, to the South line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence Easterly 800 feet, more or less, to the point of beginning.

PARCEL 2:

A portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Township 40 South, Range 11 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and running thence North 350 feet; thence West 800 feet; thence South 350 feet, more or less, to the South line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence Easterly 800 feet, more or less, to the point of beginning, in Section 15.

PARCEL 3:

In Township 40 South, Range 11 East of the Willamette Meridian:

Section 22: NE $\frac{1}{4}$ of the NE $\frac{1}{4}$

Subject, however, to the following:

1. Rights of the public in and to any portion of the above described property lying within the public roads and highways.
2. Unrecorded Contract, including the terms and provisions thereof and such other exceptions as may appear necessary upon the recording thereof, between Winema Peninsula, Inc., as Vendor, and Robert C. Johnson, vendee, as disclosed by Deed recorded December 28, 1973 in Book 7-73 at Page 16529. (Affects Parcels 1, 2 and 3), which Grantees do not agree to assume and pay and Grantors agree to hold them harmless thereon.

PARCEL VI

Parcel 1; The Southwest quarter of the Southeast quarter of Section 15, Township 40 South Range 11 East, Willamette Meridian.

SAVING AND EXCEPTING THEREFROM the following described property:

Beginning at the Southwest corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and running thence North 350 feet; thence West 800 feet; thence South 350 feet, more or less, to the South line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence Easterly 800 feet, more or less, to the point of beginning.

Parcel 2:

A portion of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 40 South, Range 11 East, Willamette Meridian, described as follows:

Beginning at the Southeast corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and running thence North 350 feet; thence West 800 feet; thence South 350 feet, more or less, to the South line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence Easterly 800 feet, more or less, to the point of beginning.

Parcel 3:

The North half of the Northeast quarter of Section 22, Township 40 South, Range 11 East, Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title
of July A.D., 19 90 at 3:54 o'clock P M., and duly recorded in Vol. M90,
of _____ Deeds on Page 13822.

FEE
43.00

Evelyn Blehn County Clerk

By Bernetha A. Hetsch