

19125

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that JAY SHARER, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PHILIP C. DIMICK, JR., hereinafter called Grantee, all of the Grantor's interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging to or otherwise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1: A piece or parcel of land situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 34 South, Range 7 E.W.M., lying East of Wood River and being more particularly described as follows: BEGINNING at a 5/8 inch iron pin on the East-West centerline of Section 31, Twp. 34 South, Range 7 E.W.M., in the West right of way fence line of State Highway No. 422, as the same is presently located and constructed, from which the scribed stone marking the East quarter corner to said Section 31 bears South 89°34'15" East 3,413.95 feet distant; thence North 0°28'15" West along said Westerly highway right of way fence 90.01 feet to the true point of beginning; thence North 89°34'15" West 303.27 feet to a point; thence North 2°39'15" West 120.17 feet to a point; thence South 89°34'15" East 32.05 feet to a 5/8 inch iron pin reference monument; thence South 89°34'15" East 275.80 feet to a 5/8 inch iron pin in said Westerly highway right of way fence; thence South 0°28'15" East along said Westerly highway right of way fence 120.01 feet, more or less, to the true point of beginning.

PARCEL 2: A piece or parcel of land situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 34 South, Range 7 E.W.M., lying East of Wood River and being more particularly described as follows: BEGINNING at a 5/8" iron pin on the East-West centerline of Section 31, Township 34 South, Range 7 E.W.M., and in the West right-of-way fence line of State Highway #422, as the same is presently located and constructed from which the scribed stone marking the East quarter section corner of said Section 31 bears South 89°34'15" East, 3,413.95 feet distant; thence North 0°28'15" West along said Westerly Highway right-of-way fence 210.02 feet to the true point of beginning; thence North 89°34'15" West 275.80 feet to an iron pin reference monument; thence North 89°34'15" West 32.05 feet to a point; thence North 2°39'15" West 219.43 feet to a point; thence South 89°34'15" East 32.05 feet to an iron pin reference monument; thence South 89°34'15" East 267.95 feet to an iron pin in said Westerly Highway right-of-way fence; thence South 4°42' East along said Westerly Highway right-of-way fence 220.0 feet, more or less, to the true point of beginning.

TO HAVE AND TO HOLD the same unto the said Grantee for the term of the Grantor's natural life. Upon the death of the Grantor, the property shall revert to FRANK J. PULLER according to the terms of the deed dated March 5, 1990, and recorded in Volume M90, page 5346, Deed Records, Klamath County, Oregon.

The true and actual consideration paid for this transfer is \$10.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20th day of August, 1990.

NOTE: 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 persons acquiring fee

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WILLIAM L. SISMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601
503/882-7229
O.S.B. #70133

90 AUG 20 PM 3 54

1 title to the property should check with the
2 appropriate city or county planning depart-
3 ment to verify approved uses.

4 Jay Sharer
Jay Sharer

5 STATE OF OREGON)
6) SS
7 County of Klamath)

8 On this 20th day of August, 1990, personally appeared the above-named
9 JAY SHARER and acknowledged the foregoing instrument to be his voluntary
act and deed. Before me:

10 William L. Sisemore
Notary Public for Oregon

11 My Commission Expires: Oct 8, 1990

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26 After recording, return to:
27 Philip C. Dimick, Jr.
28 HC 30, Box 138F, Chiloquin, OR 97623

29 Mail tax statements to:

30 Philip C. Dimick, Jr.
31 HC 30 Box 138F
Chiloquin, OR 97623

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STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

WM. L. Sisemore
on this 20th day of Aug. A.D., 19 90
at 3:54 o'clock P.M. and duly recorded
in Vol. M90 of Deeds Page 16723
Evelyn Biehn County Clerk
By Pauline Mullins

Fee, \$33.00

Deputy.