Vol.<u>m90</u> Page 19463 Vol.<u>m90</u> Page 18197 @ 20714 FORM No. 723-BARGAIN AND SALE DEED (Individual or Corporate). BARGAIN AND SALE DEED KNOW ALL MEN BY THESE PRESENTS, That. Grace L. Ferguson, formerly Grace L. Birk, OK 19964the analysis in the second secon for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto....Elmer. L. Birk.and...... Margarita E. Birk, reserving a life estate unto Grace L. Ferguson and Ewing W. Ferguson

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County

of Klamath , State of Oregon, described as follows, to-wit: A tract of land situate in the SW¹/₄ SW¹/₄ of Section 7, Township 39 south, Range 10 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at an iron pin on the East right of way of the Klamath Falls-Merrill Highway from which the Southwest corner of Section 7, Township 39 South, Range 10 East, of the Willamette Meridian bears South 880.8 and N. 39.87' W. 30.0 feet distant; thence south along the said East right of way of said highway, a distance of 450.4 feet; thence East at right angles to the said highway right of way 354.68 feet to the centerline of Enterprise Invication District Canal: thence East and North along or said nighway, a distance of 435.4 reet; thence East at right angles to the said nighway right of way 354.68 feet to the centerline of Enterprise Irrigation District Canal; thence East and North along the centerline of said canal, to a point due west of the point of beginning; thence West 965.19 feet to the point of beginning; said parcel containing 9.38 acres more or less and being subject to an to the point of Enterprise Invigation District easement of Enterprise Irrigation District.

Being rerecorded to correct Legal Description

See attached Exhibit "A" for correct Legal Description.

IIF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forev The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ love and affection the whole addrive have and a second a s In construing this deed and where the context so requires, the singular includes the plural and all grammatical

changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

order of its board of directors.

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THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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. IOES 194.570)

(if the signer of the above is a corporation, use the form of acknowledgment opposite.) STATE OF OREGON. County of Klamath The loregoing instrument was acl September me this Gruce L. Ferguson, form

Grace 1, Birk TARY T Jecas Nota 21 My commission expires: .

Grace L. Ferguson 4437 Ilighway 39 Lakeview, OR 97603

Until a change is requested all tax statements

After recording return to:

Krack

Harry st otherwisedgement expension FE OF OREGON, FE OF OREGON, Starty of Klamath he loregoing instrument was acknowledged before is September 10 irdre L., Ferguson, formerly irace I., Birk Marry Public for Oregon ALL \ CMY commission expires:	STATE OF OREGON, County of The foregoing instrument was acknowledged before me this , 19, by president, and by secretary of corporation, on behall of the corporation. a Notary Public for Oregon My commission expires: (If executed by a corporation secil)		
Graće L. Ferguson 4437 flighway 39 Lakeview, OR 97603		STATE OF OREGON, County of <u>Klamath</u> I certify that the within instru- ment was received for record on the <u>11th day of Sept.</u> 19.90.,	
Elmer and Margarita Birk 15976 Cove Lane Dumfries, VA 22026 GRANTEE'S NAME AND ADDRESS	SPATE HESERVED	at <u>11:50</u> o'clock <u>AM</u> , and recorded in book/reel/volume No <u>M90</u> or page <u>18197</u> or as fee/file/instru- 19964	
recording rotum to: Grace L. Ferguson 4437 Highway 39 Klamath Falls, OR 97603 RIAME, ADDRESS, ZIP	State of stilling	Record of Deeds of said county. Witness my hand and seal o County affixed.	
il e change is requested all tax statements shall be sent to the followin Grace and Ewing Ferguson 4437 Highway 39	g address.	Evelyn Biehn, County Clerk NAME By Queline Mullendrie Deput	

Fee \$28.00

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EXHIBIT "A"

Commencing at a point 30 feet North from the southwest corner of Section 7 Township 39 South, Range 10 East Willanette Meridian; thence North along the West line of the southwest quarter of southwest quarter of Section 7, 343.60 feet to the southwest corner of the lands deeded to Harvey Womack and wife by deed recorded in Volume 89 at page 502 of the Deed Records of Klamath County, Oregon; thence East 165 feet, more or less, to a point 15 feet West of the center line of the Enterprise Irrigation District canals as now located and constructed; thence in a southerly direction and paralleling the center line of said irrigation canal and following a line at all times 15 feet from the center line of said irrigation canal to a point 30 feet North of the South line of said Section 7; thence West to a point of beginning, comprising approximatly an acre of land.

Beginning at a point from which the southwest corner of Section 7, Township 39 South, Range 10 East Willanette Meridian bears due South 373.6 feet distant; thence East 165 feet to the West bank of the Enterprise Irrigation Ditch; thence North 67°45' East 351 feet down a stream along the said irrigation ditch; thence South 54°30' East 184.8 feet; thence North 74°51' East 134 feet; thence North 26°30' East 513 feet; thence due west to the West boundary of said Section 7 and to the Center line of the Dallas-California Highway; thence South along the West boundary of said Section 7, 537 feet to the place of beginning, containing 8.90 acres more or less.

EXCEPTING THEREFROM those portions conveyed to Joe L & Rosie Keller in Vol. M73 Page 2851 and Vol. M76 Page 20851 and that portion conveyed to Eternal Hills Memorial Gardens Inc. in Vol. M72 Page 8672.

Map 3910-007CC TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed f	or record at reque	st of	the <u>26th</u> day
of	Sept.	A.D. 19 90 at 3:34	o'clock <u>P.M.</u> , and duly recorded in Vol. <u>M90</u> ,
01		of Deeds	on Page <u>19463</u> .
			Evelyn Biehn _ County Clerk
FEE	\$10.00		By Dauline Mullindore
1 LL			