

21394

BARGAIN AND SALE DEED

LAWRENCE H. JAZEK, Grantor, conveys to LAWRENCE H. JAZEK and GWENDOLYN JAZEK, as co-Trustees under that certain Trust established by written agreement dated September 7, 1990, Grantees, that certain real property more particularly described in attached Exhibit "A" which by this reference is incorporated herein in full.

The true consideration for this conveyance is the establishment of a trust.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. The property described in this instrument may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations, which, in farm or forest zones, may not authorize construction or siting of a residence. 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 and existence of fire protection for structures.

DATED: October 9, 1990.

Lawrence H. Jazek
LAWRENCE H. JAZEK

STATE OF OREGON)
) ss.
County of Douglas)

This instrument was acknowledged before me this 9th day of October, 1990, by LAWRENCE H. JAZEK.

Patty Swan
Notary Public for Oregon

My Commission Expires: 10/29/91

Until Further Notice, Send All
Tax Statements To:

NO CHANGE

After Recording, Return To:

Bruce R. Coalwell
P.O. Box 1205
Roseburg, Or. 97470

BARGAIN AND SALE DEED

EXHIBIT "A"

Parcels of land situated in Section 1, T 24 S, R 6 E, W.M., Klamath County, Oregon, more particularly described as follows:

PARCEL 1:

BEGINNING at an iron pipe which is North 1324.99 feet and East 1853.26 feet from the southwest corner of said Section 1; thence N 88° 16' E a distance of 50 feet to an iron pipe; thence N 01° 44' W to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is N 01° 44' W of the point of beginning; thence S 01° 44' E to the point of beginning.

PARCEL 2:

BEGINNING at a point on the Easterly right of way line of the County Road, North 1575.7 feet and East 1664.14 feet from the Southwest corner of Section 1, Township 24 South, Range 6 West of the Willamette Meridian; thence Northeasterly along said Easterly line on the arc of a 625.9 feet radius curve left (the long chord of which curve bears North 48° 04-1/2' East 109.31 feet) a distance of 109.44 feet; thence South 45° 03' East 202.8 feet to the center of Crescent Creek; thence South 49° 22' West up the center of said Creek, 124.69 feet; thence North 40° 42' West 199.7 feet to the point of beginning.

PARCEL 3:

BEGINNING at an iron pipe which is North 1326.50 feet and East 1903.24 feet from the Southwest corner of said Section 1; thence North 88° 16' E., a distance of 50 feet to an iron pipe; thence North 01° 44' West to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is North 01° 44' West of the point of beginning; thence South 01° 44' East to the point of beginning. (The above bearings are based on the centerline of the Crescent Lake Road as constructed and being South 61° 12' West at Station 65 as shown on Map B-51 filed in the office of the Klamath County Engineer. The above described parcel of land is subject to an easement along the Southerly thirty feet thereof to provide ingress and egress to other properties in the area and an easement is hereby granted along the Southerly thirty feet of that portion of the N1/2SW1/4 of said Section 1 lying East of the County Road to provide ingress and egress to the above described parcel of land.)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bruce R. Coalwell the 12th day of Oct. A.D., 19 90 at 12:23 o'clock PM., and duly recorded in Vol. M90 of Deeds on Page 20662.

FEE \$31.00

Evelyn Bishn, County Clerk

By Quentin Willard