

BARGAIN AND SALE DEED

DAN CAISON ALLEN, Grantor, conveys to DAN CAISON ALLEN and FLORIS NATHALIE ALLEN, husband and wife, Grantees, the entirety of the property described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, in recognition of community property rights acquired in the State of California.

DATED this 3rd day of August, 1989.

Dan C. Allen
Grantor

Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 3rd day of August, 1989, by DAN CAISON ALLEN and FLORIS NATHALIE ALLEN.

James K. Lee
NOTARY PUBLIC FOR 6-16-92
My Commission Expires:

GRANTORS NAME AND ADDRESS:

Dan Caison Allen
5132 Gatewood
Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS:

Dan and Floris Allen
5132 Gatewood
Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:
Neal G. Buchanan
Attorney at Law

601 Main Street, Ste. 215
Klamath Falls, OR 97601
Until a Change is Requested,
Tax Statements Should be Sent To:

Dan and Floris Allen
5132 Gatewood
Klamath Falls, OR 97601

STATE OF _____) ss.

County of _____)

I certify that the within instrument was received for record on the _____ day of _____, 198____, at _____ o'clock _____ M., and recorded in Book _____ on Page _____ or as File Reel Number _____, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Recording Officer

By: _____
Deputy

EXHIBIT A
ALLEN BARGAIN AND SALE DEED

PARCEL 1

Lots 7, 8 and 9 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM, a portion of Lot 9, Junction Acres, a recorded subdivision of Klamath County, Oregon, described as: Beginning at a point which lies South 71 degree 21' East along the southerly right of way of the Klamath Falls-Lakeview Highway ninety (90) feet from the Northwest corner of Lot 9, Junction Acres, which is the point of beginning, and running thence Northwesterly ninety (90) feet to the Northwest corner of said Lot 9; thence Southerly along the West line of said Lot 9 one-hundred sixty-eight (168) feet; thence Easterly at right angles to said West line one-hundred thirty-three (133) feet to a point; thence Northwesterly to the point of beginning.

PARCEL 2

A tract of land being in the SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 0° 28' West along the Easterly right of way line of Madison Street a distance of 1122 feet from the Sylvor iron pin which in turn lies North 89° 24' East a distance of 30 feet and North 0° 28' West a distance of 30 feet from the iron point in the highway which marks the quarter section corner common to Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence: Continuing North 0° 28' West along the Easterly right of way line of Madison Street a distance of 75.5 feet to a point in the South right of way line of Climax Avenue; thence North 89° 24' East along the South right of way line of Climax Avenue a distance of 125 feet to an iron pin; thence South 0° 28' East parallel to the center line of Madison Street a distance of 75.5 feet to an iron pin; thence South 89° 24' West parallel to the center line of Climax Avenue a distance of 125 feet, more or less, to the point of beginning, (being the Westerly 125 feet of that parcel of land conveyed to B.W. Pence et ux, by Martin F. Bridges by Deed recorded in Book 199 at page 333 of Deed Records of Klamath County, Oregon.)

PARCEL 3

A tract of land situated in Government Lot 17 of Section 28, Township 35 South, Range 7 East of Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a $\frac{1}{4}$ inch iron pin on the East line of the SE $\frac{1}{4}$ of said Section 28, as established by Survey No. 146 of the Klamath County Surveyor's Records, said $\frac{1}{4}$ inch iron pin being North 2038.92 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence continuing North 186.08 feet to a $\frac{1}{4}$ inch iron pin; thence West 660.16 feet to a $\frac{1}{4}$ inch iron pin on the Easterly line of that tract of land as described in Deed Volume M-80 at page 5100, as recorded in the Klamath County Deed Records; thence along said Easterly line, South 08° 42' 03" East 188.25 feet to a $\frac{1}{4}$ inch iron pin; thence East 631.38 feet to the point of beginning.
(Cont. next page)

The Grantor reserves a 30 foot easement for ingress and egress over the Westerly 30 feet of the following property:

Beginning at a $\frac{1}{4}$ inch iron pin on the East line of the SE $\frac{1}{4}$ of said Section 28, as established by Survey No. 146 of the Klamath County Surveyor's Records, said $\frac{1}{4}$ inch iron pin being North 2038.92 feet

From the Southeast corner of said Section 28, as established by said Survey No. 146; thence continuing North 186.08 feet to a $\frac{1}{2}$ inch iron pin; thence West 660.16 feet to a $\frac{1}{2}$ inch iron pin on the Easterly line of that tract of land as described in Deed Volume M-80 at page 5100, as recorded in the Klamath County Deed Records; thence along said Easterly line, South $08^{\circ} 42' 03''$ East 188.25 feet to a $\frac{1}{2}$ inch iron pin; thence East 631.38 feet to the point of beginning.

TOGETHER WITH a 30 foot easement for ingress and egress across the Westerly 30 feet of the following property:

A tract of land situated in Government Lot 17 of Section 28, Township 35 South, Range 7 East of Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron pin on the East line of the SE $\frac{1}{4}$ of said Section 28, as established by Survey No. 146 of the Klamath County Surveyor's Records, said $\frac{1}{2}$ inch iron pin being North 2225.00 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence West 660.16 feet to a $\frac{1}{2}$ inch iron pin on the Easterly line of that tract of land as described in Deed Volume M-80 at page 5100, as recorded in the Klamath County Deed Records; thence along said Easterly line, North $08^{\circ} 42' 03''$ West 358.35 feet to a $\frac{5}{8}$ inch iron pin on the agreement line as shown on Survey No. 3360, as recorded in the office of the Klamath County Surveyor, and as recorded in Deed Volume 295 at page 366 of the said Klamath County Deed Records; thence South $89^{\circ} 00' 23''$ East, along said agreement line, 717.47 feet to a $\frac{5}{8}$ inch iron pin on the East line of said SE $\frac{1}{4}$ line, from which the East $\frac{1}{2}$ corner of said Section 28, as established by said Survey No. 2146, bears North 12.85 feet; thence South 341.84 feet to the point of beginning.

PARCEL 4

Lot 2, Block 301, DARRON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 5

All that portion of the following parcel that is Southwesterly of Klamath Irrigation District Lateral A-3-F:

That portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue, which lies South 0 degrees 10' East along the Section line a distance of 1290.7 feet and North 88 degrees 39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0 degrees 10' West parallel to the Section line a distance of 306.8 feet to an iron pin; thence North 88 degrees 39' West a distance of 647.2 feet, more or less, to the West line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 15; thence South 0 degrees 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue, a distance of 647.2 feet more or less to the point of beginning.
EXCEPTING THEREFROM the West 180 feet (as measured along and at right angles to the South line) of said parcel.

PARCEL 6

Lot 17 in Block 5 of TRACT NO. 1025, WINCHESTER ADDITION, according

to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 7

The West $\frac{1}{4}$ of Lot 3 in Block 32, HILLSIDE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 8

Lot 2 in Block 1 of WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 9

Any interest of the parties in Lots 3, 4, 5, 27 and 28, Block 69, Klamath Falls Forest Estates, Highway 66 Unit Plat # 3, situated in the City of Bonanza, County of Klamath, State of Oregon

PARCEL 10

Real property situated in the County of Klamath, State of Oregon, described as $\frac{1}{4}$ 80' Lot 578, Block 115, MILLS ADDITION to the City of Klamath Falls.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 16th day
of Oct. A.D. 1920 at 12:52 o'clock P.M., and duly recorded in Vol. M90,
of Duads on Page 20889.
By Evelyn Biehn County Clerk
[Signature]

FEE \$43.00