

21797

BARGAIN AND SALE DEED

Vol. m90 Page 21309

NORMA E. WAGGONER, by and through ERIC R.T. ROOST, duly qualified and acting Trustee of the Bankruptcy Estate of Norma E. Waggoner, Grantor, conveys to DAVID J. NOONAN, Grantee, the following real property, located in Klamath County, State of Oregon, as specifically set forth 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 \$ 10.00. However, the actual consideration consists of or includes other property which is part of the consideration, that being in partial fulfillment of a certain agreement, a Memorandum of which was dated April 19, 1979, and recorded April 20, 1979, at Vol. 79, page 8902, Deed Records of Klamath County, Oregon, as subsequently assigned.

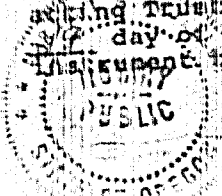
NORMA E. WAGGONER

By: Eric R.T. Roost

ERIC R.T. ROOST, Trustee for Bankruptcy Estate of Norma E. Waggoner

STATE OF OREGON, County of Klamath ss:

Personally appeared before me ERIC R.T. ROOST, duly qualified and acting Trustee for the Bankruptcy Estate of Norma E. Waggoner, on this 12 day of October, 1990, and acknowledged the foregoing instrument to be his voluntary act and deed.



Mary A. Kordub
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-1-91

GRANTORS NAME AND ADDRESS:

Estate of Norma E. Waggoner
Eric R. T. Roost, Trustee

GRANTEES NAME AND ADDRESS:

David J. Noonan
P.O. Box 13
Herrill, Oregon 97633

AFTER RECORDING, RETURN TO:
Neal G. Buchanan, Attorney at Law
601 Main St., Suite 215
Klamath Falls, Oregon 97601

Until a Change is Requested,
Tax Statements Should be Sent To:

David J. Noonan
P.O. Box 13
Herrill, Oregon 97633

STATE OF OREGON)

County of Klamath) ss.

I certify that the within instrument was received for record on the 12 day of October, 1990, at 12 o'clock P.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

A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Section 18, thence S. 00°01'10" W. 2132.47 feet; thence S. 89°51'42" E. 1523.18 feet to the true point of beginning of this description; thence N. 00°00'12" E. 372.55 feet; thence S. 89°53'23" E. 509.62 feet; thence S. 00°00'23" W. 373.10 feet; thence N. 89°51'42" W. 509.62 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's Office.

Together with the right of Egress and Egress over the following described roads:

40-foot stripe of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 10 feet on either side of, measured at right angles from the following described center lines:

Beginning at a point on the easterly right of way line of State Highway 20, said point being S 00°01'10" W 2132.47 feet and S 89°51'42" E 23.31 feet from the Northwest corner of said Section 18; thence S 89°51'42" E 2540.30 feet to a point, N 89°51'42" E 30.00 feet from the East line of the NW $\frac{1}{4}$ of said Section 18.

Also beginning at the center's corner of said Section 18; thence N 00°00'12" E 1134.12 feet to the C-M 1/16 corner of said Section 18.

Also beginning at a point S 00°01'10" W 2132.47 feet and S 89°51'42" E 1321.04 feet from the Northwest corner of said Section 18; thence S 00°02'01" E 465.00 feet to the South line of the NW $\frac{1}{4}$ of said Section 18.

Also beginning at a point S 00°01'10" W 2132.47 feet and S 89°51'42" E 571.81 feet from the Northwest corner of said Section 18; thence N 00°00'42" W 400.32 feet; thence S 89°59'04" E 112.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47°01'50") 205.15 feet; thence S 42°55'14" E 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71°03'30") 217.31 feet; thence N 44°01'16" E 144.49 feet; thence on the arc of a curve to the left (radius = 170.00 feet, central angle = 69°18'47") 147.64 feet; thence N 02°17'24" W 157.33 feet to the North line of the NW $\frac{1}{4}$ of said Section 18.

EXHIBIT A

STATE OF OREGON: COUNTY OF KLAMATH: 18.

Filed for record at request of Neal G. Buchanan the 23rd day of Oct. A.D. 19 90 at 3:08 o'clock P. M., and duly recorded in Vol. M90 of Deeds on Page 21309.

FEE \$33.00

Evelyn Biehn, County Clerk

By Dorlene Neelandse