

21867

WMC 24262
BARGAIN AND SALE DEED

Vol. m90 Page 21476

KNOW ALL MEN BY THESE PRESENTS, that LITTLEJOHN and WESTFALL, a partnership, hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GEORGE LA GRANDE and MARGIE LA GRANDE, husband and wife, 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:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$450,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 PERSON ACQUIRING FEEL TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

-1- BARGAIN AND SALE DEED

Rev.
 Law Offices Of
 GRANTLAND, GRENSKY & BLODGETT
 204 West 9th St.
 Medford, OR 97501
 (503) 773-8712

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.

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.

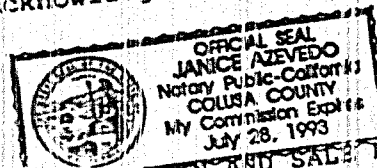
IN WITNESS WHEREOF, the Grantor has executed this instrument this 23rd day of October, 1990.

LITTLEJOHN and WESTFALL
a Partnership

By Florence Littlejohn
Florence Littlejohn

STATE OF CALIFORNIA)
County of Colusa) ss.

Personally appeared before me this 23rd day of OCTOBER, 1990, Florence Littlejohn, who being duly sworn, did say that she is a partner of Littlejohn and Westfall, a partnership and that said instrument was signed in behalf of said partnership and acknowledged said instrument to be its voluntary act and deed.



Janice Azavedo
Notary Public for California
My Commission Expires _____

21478

AFTER RECORDING, RETURN TO: SEND ALL TAX STATEMENTS TO:

Grantland, Grensky & Blodgett
Attorneys at Law
204 West 9th St.
Medford, OR 97501

George and Margie La Grande
Route 1, Box 204
WILLIAMS, CA 95987

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 2, 3, 4, 5, 6, 7, 10, 11 and 12 of Section 5, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, bounded and described as follows: Beginning at a fence corner on the North line of Lot 4, 6.55 chains, more or less, East of the Northwest corner thereof, thence South 0 degrees 15' East along a fence 50.12 chains to a fence corner; thence South 89 degrees 01' East along a fence 52.50 chains, more or less, to the center line of the Central Canal; thence following the center line of said Canal North 7 degrees 08' West, 51.28 chains, more or less, to the North line of Lot 2 marked by a fence; thence North 89 degrees 37' West along the North line of Lots 2, 3, and 4, 46.44 chains, more or less, to the point of beginning.

AND, beginning at a point on the East line of Lot 7, Section 4, Township 34 South, Range 7 1/2 East of the Willamette Meridian, distant 6.22 chains Southerly from the Southeast corner of Lot 6 of said section; thence North 0 degrees 07' East, 40.55 chains along the lot lines to the Northerly line of the Main Canal; thence following the Northerly line of said Canal North 63 degrees 17' West 43.81 chains to the township line; thence South 89 degrees 37' West 8.07 chains along the township line; thence following the center line of the Central Canal South 7 degrees 08' East, 51.41 chains; thence South 0 degrees 51' West 10.33 chains; thence leaving the Central Canal South 89 degrees 20' East 40.88 chains; thence North 0 degrees 07' East, 1.51 chains to the point of beginning, lying in Lot 6 and parts of lots 2, 3, and 7 of said Section 4 and Lot 8 and part of Lots 1, 2, 7, 9, 10 and 16 of Section 5, same township and range.

AND, beginning at a point on the East line of Lot 3 of said Section 4, distant 40.55 chains Northerly from the above-mentioned point of beginning; thence South 63 degrees 17' East 22.12 chains along the North line of Main Canal; thence South 79 degrees 42' East, 20.60 chains to the center line of the County Road; thence South 1.75 chains along the center line of said County Road; thence North 80 degrees 11' West 20.90 chains; thence North 62 degrees 38' West, 21.89 chains to said East line of Lot 3; thence North 0 degrees 07' East, 1.88 chains along said lot line to the point of beginning and lying in Lots 4, 21 and 20 of said Section 4.

Tax Account No: 3407 V0000 00200
3407 V0400 00300

21480

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Notice of additional taxes due for omitted property. An additional tax has been levied and will be levied on future taxes, as disclosed by the Klamath County Assessment roll and tax roll for Code 80 Properties.
Tax Account No. 3407 V0000 00200
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of The Meadows Drainage District.
5. Agreement, subject to the terms and provisions thereof, dated October 26, 1921 and recorded August 14, 1922 in Volume 59 page 59, Deed Records of Klamath County, Oregon, between The California Oregon Power Company and Fort Klamath Meadows Company, for regulating the water levels of Upper Klamath Lake.
6. Reservations contained in deeds from Fort Klamath Meadows Company to S.L. Helms and Lulu Helms, dated October 7, 1940 and recorded October 11, 1940 in Volume 132, page 456, Deed Records of Klamath County, Oregon; Dated October 31, 1940 and recorded November 14, 1940 in Volume 133, page 229, Deed Records of Klamath County, Oregon; Dated August 24, 1942 and recorded September 17, 1942 in Volume 150 at page 120, Deed Records of Klamath County, Oregon.
(Reference is made to the documents for particulars)

STATE OF OREGON: COUNTY OF KLAMATH: 58.

Filed for record at request of Mountain Title Co. the 25th day
 of Oct. A.D. 19 90 at 3:31 o'clock P.M., and duly recorded in Vol. M90,
 of Deeds on Page 21476.
 Evelyn Biehn
 By Pauline Mulender County Clerk

FEE \$48.00