

21875

BARGAIN AND SELL DEED

Vol. m90 Page 21502

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. STEWART and WILLIAM K. TAMPLEN, Trustees of KLAMATH RADIOLOGY PENSION & PROFIT SHARING PLAN & TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

JAMES R. RANDOL

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF 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 forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to clear title.

(However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 20th day of October, 1990; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

KLAMATH RADIOLOGY PENSION & PROFIT SHARING PLAN & TRUST

By: William R. Stewart, Trustee
WILLIAM R. STEWART, Trustee

By: William K. Temple, Trustee
WILLIAM K. TAMPLEN, Trustee

(If omitted by a corporation, only corporate seal and use the title of chief executive officer.)

STATE OF OREGON

County of Klamath

This instrument was acknowledged before me on

October 10, 1990, by

WILLIAM R. STEWART and WILLIAM K. TAMPLEN, Trustees of KLAMATH RADIOLOGY PENSION & PROFIT SHARING PLAN & TRUST

(SEAL)

My commission expires: 11/16/1991

STATE OF OREGON

County of

This instrument was acknowledged before me on

19, by

ss

Notary Public for Oregon

My commission expires:

(SEAL)

KLAMATH RADIOLOGY PENSION & PROFIT SHARING PLAN & TRUST

2485 Daggett Ave.

Klamath Falls, OR 97601

GRANTOR NAME AND ADDRESS

JAMES R. RANDOL

136 Par Blvd.

Tarleton, OR 97415

GRANTEE'S NAME AND ADDRESS

ALL recording offices for

SAME AS GRANTEE

NAME, ADDRESS, ZIP

If a change is requested all fee statements shall be read in the following order:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

MTC NO: 24449-K

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Sections 2 and 3, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod, at the intersection of the mean high water line on the right bank of Klamath River and the centerline of an existing drain canal, from which the Brass Capped iron pipe marking the corner common to Sections 34 and 35, Township 39 South, Range 8 East of the Willamette Meridian, and Sections 2 and 3, Township 40 South, Range 8 East of the Willamette Meridian, bears North 59 degrees 51' 02" West 319.26 feet; thence South 59 degrees 36' 06" West, 803.06 feet along the centerline of said existing drain canal to a point from which a 5/8 inch iron rod on the South bank of said drain canal bears South 37 degrees 09' 39" East 30.21 feet; thence South 37 degrees 09' 39" East 30.21 feet to said 5/8 inch iron rod; thence continuing South 37 degrees 09' 39" East 752.42 feet to a 5/8 inch iron rod; thence North 68 degrees 34' 03" East 405.47 feet to a 5/8 inch iron rod; thence South 58 degrees 32' 07" East 499.93 feet to a 5/8 inch iron rod; thence South 01 degrees 51' 33" East, 449.12 feet to a 5/8 inch iron rod on the Northeastly bank of an existing drain ditch; thence Southeastly along the Northeastly bank of said existing drain ditch as follows: Thence South 87 degrees 03' 54" East 447.50 feet to a 5/8 inch iron rod; thence South 73 degrees 43' 58" East 215.77 feet to a 5/8 inch iron rod; thence South 55 degrees 05' 24" East 297.62 feet to a 5/8 inch iron rod; thence South 28 degrees 39' 12" East 256.72 feet to a 5/8 inch iron rod; thence South 39 degrees 49' 20" East 275.92 feet to a 5/8 inch iron rod; thence South 12 degrees 12' 22" East, 236.87 feet to a 5/8 inch iron rod on an old existing East-West fence line, and on the North boundary of that tract of land described in Volume M66, page 3295 of Deed Records of Klamath County, Oregon; thence South 89 degrees 17' 47" East 739.09 feet along said East-West fence line to a 5/8 inch iron rod at the same mean high water line on the right bank of Klamath River; thence, upstream, along said mean high water line as follows: Thence North 32 degrees 00' 50" West, 744.92 feet; thence North 36 degrees 22' 46" West, 110.95 feet; thence North 46 degrees 29' 59" West, 435.80 feet; thence North 51 degrees 16' 05" West 527.85 feet; thence North 54 degrees 06' 46" West, 818.63 feet; thence North 03 degrees 21' 52" West 60.01 feet; thence North 82 degrees 35' 19" West, 112.06 feet; thence North 55 degrees 35' 10" West 178.76 feet; thence North 42 degrees 22' 54" West, 699.59 feet to the point of beginning.

TOGETHER WITH an easement, 40 feet in width, for ingress and egress along the North boundary of Sections 3 and 2, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, to the mean high water line of Klamath River; thence downstream along said mean high water line to the North boundary of the above parcel."

Tax Account No: 4008 00000 00200

4008 00000 00200 000 01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Moulton Title Co. the 25th day of Oct. A.D. 19 92 at 3:31 o'clock P.M., and duly recorded in Vol. M90 of Books on Page 21502
By Evelyn Biehn County Clerk
Patience M. Moulton

FEH \$11.00