

22924 MTC #24664-DN BARGAIN AND SALE DEED

Vol 1790 Page 23412

KNOW ALL MEN BY THESE PRESENTS, That Frank E. Southwell and Florence M. Southwell husband and wife  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto David B. Southwell and Marjorie I. Southwell, 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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

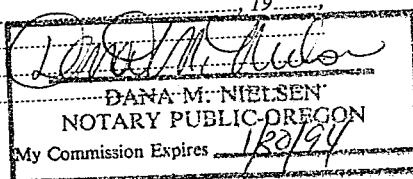
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 10.  
However, the actual consideration consists of or includes other property or value given or promised which is the ~~xxx~~ 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 November, 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Frank E. Southwell  
Frank E. Southwell  
Florence M. Southwell  
Florence M. Southwell

STATE OF OREGON, County of Klamath ) ss.  
This instrument was acknowledged before me on November 20, 1990,  
by Frank E. Southwell and Florence M. Southwell  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Notary Public for Oregon  
My commission expires \_\_\_\_\_

Frank E. Southwell & Florence M. Southwell  
6842 Reeder Road  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS  
David B. Southwell & Marjorie I. Southwell  
8727 Short Road  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
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.

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

23413

MTC NO: 24664-DN

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land located in the SE1/4 of the NE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of Short Road from which point the E1/4 corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, bears South 00 degrees 21' 40" West 30.00 feet and South 89 degrees 37' 22" East 867.80 feet; thence North 00 degrees 21' 40" East 832.81 feet to the Southerly right-of-way line of the U.S. Bureau of Reclamation's "B" Canal; thence along said right-of-way line 42.92 feet along the arc of a 272.65 foot radius curve to the left, the long chord of which bears North 44 degrees 26' 36" East 42.88 feet; thence North 39 degrees 56' 00" East 249.05 feet; thence 83.18 feet along the arc of a 45.49 foot radius curve to the right, the long chord of which bears South 87 degrees 41' 06" East 72.06 feet; thence South 35 degrees 18' 12" East 81.08 feet; thence 58.31 feet along the arc of a 459.26 foot radius curve to the left, the long chord of which bears South 38 degrees 56' 27" East 58.27 feet; thence, leaving said canal right-of-way line, South 00 degrees 21' 40" West 261.76 feet; thence North 89 degrees 31' 05" West 184.70 feet; thence South 00 degrees 21' 40" West 680.83 feet to the Northerly right-of-way line of Short Road; thence North 89 degrees 37' 22" West 160.00 feet to the point of beginning, being subject to an 8.00 foot wide easement for operation and maintenance of an existing irrigation ditch, the centerline of said 8.00 foot easement being described as follows:

Beginning at a point on the West boundary of the above described parcel from which point the Southwest corner of said parcel bears South 00 degrees 21' 40" West 567.21 feet; thence North 36 degrees 21' 45" East 145.53 feet; thence South 89 degrees 31' 05" East 173.00 feet to the end of said easement.

Tax Account No: 3910 019A0 06700  
(with other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Titel Co the 23rd day  
of November A.D., 19 90 at 1:47 o'clock P M., and duly recorded in Vol. M90  
of Deeds on Page 23412  
By EVELYN STEHN County Clerk  
Bernetha A. Hirsch

FEE \$33.00