FORM No. 723-BARGAIN AND SALE DEED (Individual or Corporate).

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Vol. mg 0 Page 24673 BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD T. WHITLATCH

, hereinalter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto.....GERALD...BENTON...... WHITLATCH

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:

All of Grantor's interest in the real property described in Exhibit "A", attached hereto.

(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 \$...-0-[©]However, -the -actual- consideration- consists -of -or -includes -other -property -or -value-given-or-promised-which is the whole part of the consideration - (indicate-which). (The sentence between the symbols 0, it 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.

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 DE-SCRIBED 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.

TWhillatel RICHARD T. WHITLATCH

by Richard T. Whitla This instrument was ackr by as	nowledged before m LCh nowledged before m	e on
RICHARD T. WHITLATCH		STATE OF OREGON,
GRANTOR'S NAME AND ADDRESS GERALD BENTON WHITLATCH		County of
GRANTEE'S NAME AND ADDRESS	SPACE RESERVED	at o'clock
After recording return to: Donald R. Crane / Crane & Foltyn 296 Main Street Klamath Falls, Oregon 97601	FOR page RECORDER'S USE ment/ Recor	in book/reel/volume Noon pageor as tee/tile/instru- ment/microfilm/reception No, Record of Deeds of said county. Witness my hand and seal of
Until a change is requested all tax statements shall be sent to the following address. Gerald Benton Whitlatch 8512 Highway 39 Klamath Falls, OR 97603		County affixed.

24674

EXHIBIT "A"

ALL IN KLAMATH COUNTY, OREGON:

All that part of Section 25, Township 39 South, Range 9 East Willamette Meridian, described as follows: South half of the northeast quarter $(S_2^{1}NE_4^{1})$ and the northerly portion of the southeast quarter (SE_4^{1}) described as follows: Beginning at the quarter section corner on the easterly side of the said Section 25; thence S. 0° 05½' W. along the line marking the easterly boundary of said Section 1304.6 feet, more or less, to the southeast corner of the north half of the southeast quarter $(N_2^{1}SE_4^{1})$ of said Section 25; thence S. 89° 57' W. along the southerly line of the said north half of the southeast quarter $(N_2^{1}SE_4^{1})$ 270.3 féet; thence S. 72° 41' W. along a line parallel with and 12 feet distant at right angles southeasterly from the center line of that certain drain ditch, the easement for which was granted by Sophia S. Henley to the Gordon Marsh Construction Co., by conveyance dated April 29, 1931 and 'ecorded in Volume 106 of Deeds, page 32, Records of Klamath County, Oregon, 196.7 feet; thence S. 83° 19' W. 216.8 feet; thence leaving said drain ditch N. 52° 23' W. 517.7 feet; thence S. 29° 25' W. 39.3 feet, more or less, to a point in the northerly line of the right-of-way for the No. 1 Drain of the U.S.R.S. Klamath Project, as conveyed by Sophia S. Henley to the United States of America by deed dated July 19, 1910, and recorded in Book 29, page 509, records of deeds of

Klamath County, Oregon; thence following said northerly right-of-way line westerly to a point in the westerly boundary of the said southeast quarter (SE¼) of the said Section 25 at a point 1157.6 feet, more or less, north from the south quarter section corner of the said Section 25; thence northerly along the westerly boundary of the said southeast quarter to the center of the said Section 25, thence easterly along the northerly boundary of the said southeast quarter (SE¼) to the point of beginning.

Excepting therefrom the following described portions thereof: (1) That portion thereof conveyed to the United States of America by deed recorded on page 509 of Volume 29, Deed Records of Klamath County, Oregon. (2) That portion thereof conveyed to Klamath County, Oregon, by deed recorded on page 629 of Volume 75 of Deeds, Records of Klamath County, Oregon. (3) That portion thereof conveyed to Great Northern Railway Company by deed recorded on page 199 of Volume 95 of Deeds, Records of Klamath County, Oregon. (4) That portion thereof conveyed to F.J. Enloe, containing 3.00 acres by deed recorded on page 457 of Volume 100 of Deeds, Records of Klamath County, Oregon.

Subject to reservations, restrictions, easements, and rights-of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _______ Donald R. Crane_______ the ______ the ______ day
of _______ the ______ the ______ day

of _______ Dec. _____ A.D., 19 90 at ______ at _____ the ______ or clock ______ on Page ______ 24673 ______,
of _______ Needs _______ on Page _______ the ______,

of _______ Deeds ______ on Page _______ the particular control of _______ the particular control of _______ the particular control of control of