

K-41990

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RUDOLPH PAYGR and MARY JANE PAYGR, grantors in consideration of property adjustment to them paid by

Rudolph Paygr and Mary Jane Paygr, Trustees, or their successors in trust, under the PAYGR LOVING TRUST dated October 24, 1990, and any amendments thereto, do hereby grant, bargain, sell and convey unto the said grantees, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

SEE ATTACHED EXHIBIT "a"

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.

To Have and to Hold, the above described premises unto the said grantees, their heirs and assigns forever.

Witness my hand and seal this 24th day of October, 1990.

Rudolph Paygr
Rudolph Paygr

Mary Jane Paygr
Mary Jane Paygr

STATE OF OREGON,

County of Klamath

) ss.

This instrument was acknowledged before me on Oct- 24, 1990, by Rudolph Paygr and Mary Jane Paygr.

My Commission Expires:

10/3/93

[Signature]
Notary Public for Oregon

Grantor/Grantee name and address:

Paygr Loving Trust
26112 Paygr Way
Malin, OR 97632

After Recording, return to:

William S. Judy, III
1200 N. E. Seventh St.
Grants Pass, OR 97526

Taxes: As of record



90 DEC 31 PM 3 07

EXHIBIT "A"

The S½SE¼ of Section 36, Township 40 South, Range 11 East, Willamette Meridian; and the N½NE¼NE¼ and all of the NW¼NE¼ and the Westerly 15 feet of the following described land: S½NE¼NE¼ and all that part of the SE¼NE¼ lying North of the Adams Canal, all in Section 1, Township 41 South, Range 11 East of the Willamette Meridian, EXCEPTING THEREFROM the following:

A tract of land described as follows: Beginning at an iron pin on the Section Line which pin lies in the East right of way line of the County Road 30 feet East from the South quarter corner of Section 36, Township 40 South, Range 11 East W.M., in Klamath County, Oregon, and running thence: continuing East along the South section line of Section 36 a distance of 284.2 feet to an iron pin; thence North 30° East a distance of 184.8 feet to a pin; thence North 13°03' West a distance of 191.7 feet to an iron pin; thence West a distance of 333.3 feet to an iron pin which lies on the East right of way line of the County Road; thence South along the East right of way line of the County Road a distance of 346.7 feet more or less to the point of beginning, said tract containing 2.73 acres, more or less, in the SW¼SE¼ of Section 36 Township 40 South, Range 11 East, W.M., in Klamath County, Oregon.

ALSO EXCEPT THEREFROM: A parcel of land situated in the SW¼SE¼ of Section 36, Twp. 40 S., R. 11 E.W.M., in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron pipe located at the South and East right of way of the old Linkville-Tulelake Road at the point said road leaves the North and South centerline of Section 36, Twp. 40 S., R. 11 E.W.M., and runs East; said iron pipe being also North 1218.0 feet and North 89°48' East 30.0 feet from South quarter-section corner of Section 36; thence North 89°48' East along the South right of way of said

Linkville-Tulelake Road, 477.4 feet to the Northwesterly right of way of the County Road #1113 known as Paygr Road; thence along Paygr Road South 43°06'20" West 154.25 feet to a beginning of curve; thence around a 10°30'40" curve to the left (radius 548.05) a distance of 107.68 feet; thence South 31°47'20" West 581.5 feet to the intersection of the Westerly right of way of the Old Linkville-Tulelake Road; thence North 690.92 feet, more or less, to the point of beginning.

LESS AND EXCEPTING a tract of land for Shasta View Irrigation District as set forth in Volume 91 page 573 and Volume 138 at page 382, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 31st day of Dec. A.D., 19 90 at 3:07 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 25705.

FEE \$33.00

Evelyn Biehn County Clerk

By Douglas Mullendare