

25622

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BARGAIN AND SALE DEED

GORDON GENE CULVER, and SHARON D. CULVER, husband and wife, (Grantors) do grant, sell, release and transfer to GORDON GENE CULVER and SHARON D. CULVER, Trustees of the CULVER FAMILY TRUST u.a.d. January 25, 1991, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

(SEE ATTACHED LEGAL DESCRIPTION)

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates GORDON GENE CULVER and SHARON D. CULVER for improved administration of assets while alive and competent, and ease of transition thereafter.

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Gordon Gene Culver, 7820 Reeder Road, Klamath Falls, Oregon 97603.

DATED this 20th day of January, 1991.

Gordon Gene Culver
GORDON GENE CULVER

Sharon D. Culver
SHARON D. CULVER

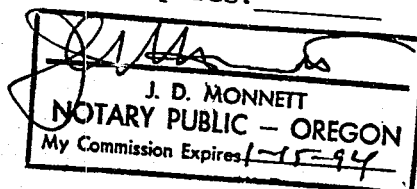
STATE OF OREGON

County of Klamath

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)ss.
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On January 25, 1991 personally appeared GORDON GENE CULVER, and SHARON D. CULVER, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Notary Public for Oregon
My Commission Expires: _____



91 FEB 7 AM 11 27

A parcel of land situate in the North half of Section 30, Township 39 South, Range 10 E.W.M., described as follows:

Beginning at the quarter section corner on the Northerly boundary of said Section 30, Township 39 S. R. 10 E.W.M., and running thence Easterly along the said Northerly section boundary 1074.2 feet; thence Southerly 1433 feet, more or less, to the center of a drain which runs East and West; thence Westerly along the center of said drain 1389.2 feet, more or less, to the Easterly right of way boundary of the "C" Canal of the U.S.R.S. Klamath Project; thence Northeasterly along the Easterly boundary of the right of way of the said "C" Canal to where the said Easterly boundary intersects the North and South center line of said Section 30; thence Northerly along said center line of Section 30 to the place of beginning, SAVING AND EXCEPTING THEREFROM a small piece of the above described tract, including 0.25 acres, more or less, which is contained within the right of way of the "C" Canal of the U.S. Reclamation Service, Klamath Project, Klamath County, Oregon.

Beginning at the Section corner common to Sections 19, 20, 29 and 30, Township 39 South, Range 10 E.W.M., and running thence Westerly along the Northerly boundary of the said Section 30, 1573.5 feet, more or less, to the point 1074.2 feet Easterly along the said boundary from the Quarter Section Corner on the Northerly boundary of the said Section 30; thence South 30 feet; thence East 1573.5 feet, more or less, to the Easterly boundary of the said Section 30; thence North 30 feet to the place of beginning, being a portion of the North half of the Northeast quarter of Section 30, Township 39 South, Range 10 E.W.M.

A parcel of land lying in the North half of Section 30, Twp. 39 S. R. 10 E.W.M., more particularly described as follows:

Beginning at the Southwest corner of the Northeast quarter of said Section 30; thence running East along the South boundary of said Northeast quarter, a distance of 1074.2 feet; thence North 1224.5 feet, more or less, to the center of a drain which runs East and West; thence Westerly along the center line of said drain a distance of 1389.2 feet, more or less, to the Easterly boundary of the right of way of the "C" Canal of the U.S. Reclamation Service, Klamath Project; thence Southwesterly along the Easterly boundary of said Canal, to the intersection of the Easterly boundary of the "C-G" Canal to the U.S. Reclamation Service, Klamath Project; thence Southeasterly along the Easterly boundary of said "C-G" Canal, to the intersection with the South line of the Northwest quarter of said Section 30; thence Easterly along said South line to the point of beginning.

SUBJECT TO: Contract and/or lien for irrigation and/or drainage; easements and rights of way of record or apparent on the land; and to rights of the public in any portion of the above described premises lying within the limits of any road or highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 7th day of Feb. A.D., 19 91 at 11:27 o'clock AM., and duly recorded in Vol. M91 of Deeds on Page 2330.

FEE \$33.00

Return: Gordon G. Culver

7820 Reeder Rd., Klamath Falls, Or. 97603

Evelyn Biehn County Clerk

By Pauline Mullendare