

NE 27079

BARGAIN AND SALE DEED

Vol. 1991 Page 4841

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM MOORE and WILLENE MOORE, a partnership dba B & W Moore Farms, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM MOORE and WILLENE MOORE, as tenants in common, 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 Exhibit "A".

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

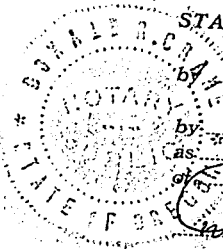
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, 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 8 day of March, 1991; 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.

William Moore  
 Willene Moore



STATE OF OREGON, County of Klamath ss.  
 This instrument was acknowledged before me on March 8, 1991, by William Moore and Willene Moore  
 This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

My commission expires 6-18-92 Notary Public for Oregon

William Moore and Willene Moore,  
 a partnership dba B & W Moore Farms  
 Box 392, Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

William Moore and Willene Moore  
 Box 392  
 Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:  
 William Moore and Willene Moore  
 Box 392  
 Merrill, OR 97633

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
 William Moore and Willene Moore  
 Box 392  
 Merrill, OR 97633

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/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

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

SPACE RESERVED FOR RECORDER'S USE

201 MAR 10 PM 12 25

A parcel of land in SE 1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at 1/2" rebar which is South 0°02' West 3460.7 feet and 30.5 feet West from the Northeast corner of Section 11; thence South 0°02' West 851.5 feet, more or less, along West right of way of County Road to a point; thence West 1310.0 feet, more or less, to the West line of SE 1/4 SE 1/4 of Section 11; thence North 0°05' West 800.0 feet, more or less, along said West line of E 1/2 SE 1/4; thence North 87°55' East 1312.0 feet, to point of beginning.

A parcel of land in SE 1/4 SE 1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point South 0°02' West 4312.2 feet and 30.5 feet West from the Northeast corner of Section 11; thence South 0°02' West 937.8 feet, more or less, to a point which is 30.0 feet North and 30.0 feet West of the Southeast corner of Section 11; thence West 1205.0 feet, more or less, to a point thence; North 386.0 feet, more or less, to a point; thence West 104.0 feet to West line of SE 1/4 SE 1/4 of Section 11; thence North 0°05' West 551.8 feet, more or less, along said West line; thence East 1310.0 feet, more or less, to the point of beginning.

Also including a parcel of land lying in Lots 4 and 6 and 10 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Southerly right of way line of the Modoc Northern Railroad (now Southern Pacific) which lies 323 feet North and 2295 feet East of the West one-fourth corner of said Section 12, and running thence South at right angles a distance of 1075 feet to an iron pin; thence East at right angles a distance of 362 feet to the West bank of Lost River; thence Northeasterly following the West bank of Lost River to its intersection with the Southerly right of way line of said railroad; thence West following said right of way line to the point of beginning.

ALSO, the SW 1/4 SW 1/4, SE 1/4 SW 1/4, S 1/2 NW 1/4 SW 1/4, that portion of Lot 4 lying South of the South right of way line of the Modoc Northern Railroad (now Southern Pacific); Lots 10, 11 and the West 17.0 acres of Lot 12 in Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

All of the SE 1/4 of the NE 1/4 of Sec. 8, Twp. 41 S., R. 10 E., of the W.M., except the N. 10 feet thereof, and except approximately one acre in the SW corner; more particularly described as follows:

Commencing at the SW corner of said SE 1/4 of NE 1/4 of said Sec. 8; thence N. on forty line 135 feet to a point; thence E. 100 feet to a point; thence Southeasterly to a point on the S. line of said forty which point is 396 feet E. of the point of beginning; thence W. on forty line 396 feet to the point of beginning.

NE 1/4 NE 1/4 of Sec. 8; NW 1/4 NW 1/4 of Sec. 9 all being in Twp. 41 S., R. 10 E.W.M.

The SW 1/4 and the W. 1/2 of the SE 1/4 of Sec. 9, Twp. 41 S., R. 10 E.W.M., together with all water rights appurtenant or to become appurtenant thereto.

The N. 10 feet of the SE 1/4 NE 1/4 of Sec. 8 Twp. 41 S., R. 10 E.W.M.

The N. 10 feet of the SW 1/4 NW 1/4 of Sec. 9 Twp. 41 S., R. 10 E.W.M.

All of the SW 1/4 of the NW 1/4 of Sec. 9, Twp. 41 S. of R. 10 East of the W.M., except the N. 10 feet thereof.

All that portion of the SE 1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, lying and being North of the North boundary line of the right of way of the Great Northern Railway Company, (which right of way is described in instrument of record in Deed Book 95 on page 499) and as said right of way is now located, established and extending over and across the said SE 1/4 of said Section 6, from the East to the West Boundary lines thereof; Excepting rights of way heretofore conveyed to the United States of America; ALSO EXCEPTING THEREFROM, any portion lying within the limits of the County Road along the East one half of said Section 6.

SUBJECT TO: Acreage and use limitation under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, and water and irrigation rights in connection therewith; rights of the public in and to any portion of the above described real property lying within the limits of roads and highways; agreement, including the terms and provisions thereof, recorded July 8, 1968, in Volume M-68 at page 6143.

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All of the Southwest Quarter of the Northwest Quarter of Section 9, Township 41 South of Range 10 East of the Willamette Meridian, except the North 10 feet.

All of the Southeast quarter of the Northeast quarter of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, except the North 10 feet, and except approximately one acre in the Southwest corner, more particularly described as follows:

Commencing at the Southwest corner of said SE 1/4 of NE 1/4 of said Section 8; thence North on forty line 135 feet to a point; thence east 100 feet to a point; thence Southeasterly to a point on the South line of said forty which point is 396 feet east of the point of beginning; thence west on forty line 396 feet to the point of beginning.

Together with any rights of way or easements for roads or other purposes across said property reserved in that certain contract of sale wherein August L. Andreieu et ux are Vendors and Oscar D. DeNault et ux are Vendees, recorded at Page 346 of Vol 228, Deed Records of Klamath County, Oregon, and that certain contract wherein August L. Andrieu et ux are Vendors and Regis V. Andrieu et ux are Vendees, recorded at Page 338 of Vol. 228, Deed Records of Klamath County, Oregon; EXCEPT, HOWEVER, that grantors herein reserve unto themselves, their heirs, executors, administrators and assigns, all natural rights of drainage, if any they have, across the above-described properties.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Crane & Foltyn  
of March A.D., 19 91 at 12:25 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 4841 the 18th day

FEE \$43.00

Evelyn Biehn County Clerk

By Caroline M. Mendenhall