

NE

28343

BARGAIN AND SALE DEED

Vol. mq / Page 7108

KNOW ALL MEN BY THESE PRESENTS, That Elso DeJong, as to an undivided one-half interest, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Elso DeJong and Dita DeJong, Co-Trustees of the Elso DeJong Trust u/a dated April 8, 1991, 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 Exhibit "A" attached hereto and incorporated herein 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~~ consists of or includes other property or value given or promised which is

~~the whole~~ consideration (indicate which).<sup>(1)</sup> (The sentence between the symbols <sup>(1)</sup>, 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 11 day of April, 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.

Elso DeJong

Elso DeJong

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 11, 1991,

by Elso DeJong

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Angela Zieg

Notary Public for Oregon

My commission expires 12/14/93



OFFICIAL SEAL  
ANGELA ZIEG  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 224515  
MY COMMISSION EXPIRES DEC. 14, 1993

Elso DeJong

Harpold Road

Bonanza, Oregon 97623

GRANTOR'S NAME AND ADDRESS

Elso DeJong Trust

Harpold Road

Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

James E. McCobb, Esq.

707 S.W. Washington Street, Suite 1200

Portland, Oregon 97205

NAME, ADDRESS, ZIP

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

No change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

ss.

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.

NAME

TITLE

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

SPACE RESERVED  
FOR  
RECORDER'S USE

3  
860  
201 APR 10 AM 11 55

## EXHIBIT "A"

## Parcel 1:

All those lands situated in Sections 15 and 22, Township 39 South, Range 11 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Section 22: NW $\frac{1}{4}$ ; NE $\frac{1}{4}$  SW $\frac{1}{4}$

EXCEPTING therefrom a tract of land containing 20 acres, more or less, situated in the W $\frac{1}{2}$  of Section 22, described as follows: That portion of the East 740.00 feet of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 22 lying South and Southwesterly of West Langell Valley Road and that portion of the East 740.00 feet of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 22 lying South and Southwesterly of West Langell Valley Road.

Section 15: S $\frac{1}{2}$  SW $\frac{1}{4}$

ALSO: That tract of land described as follows: Beginning at a 1/2 inch iron pin from which the Northwest corner of said Section 15 bears N. 01°44'03" W. 3681.45 feet; thence S. 78°02'07" E. 174.45 feet to a 1/2 inch iron pin; thence S. 89°52'45" E. 231.30 feet to a 1/2 inch iron pin; thence S. 89°20'52" E. 801.00 feet to a 1/2 inch iron pin; thence S. 15°16'07" E. 217.00 feet to a 1/2 inch iron pin; thence continuing S. 15°16'07" E. 20 feet, more or less, to the South line of the N $\frac{1}{2}$  SW $\frac{1}{4}$  of said Section 15; thence Westerly along said line to the Southwest corner of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 15; thence Northerly along the West line of said Section 15 to a point that bears S. 81°00'05" W. from the point of beginning; thence N. 81°00'05" E. to a 1/2 inch iron pin set in an existing North-South fence line; thence continuing N. 81°00'05" E. 76.21 feet to the point of beginning, containing 7.2 acres, more or less, with bearings based on Bowne Addition to the Town of Bonanza.

## Parcel 2:

Township 39 South, Range 11 East of the Willamette Meridian

Section 16: The SW $\frac{1}{4}$  and all of SE $\frac{1}{4}$  NW $\frac{1}{4}$  lying South of Lost River, EXCEPTING THEREFROM, the Westerly 40 feet of SW $\frac{1}{4}$  SW $\frac{1}{4}$  lying Southerly of existing County Road.

The S $\frac{1}{2}$  SE $\frac{1}{4}$  less that portion heretofore deeded to Klamath County, Oregon, for road purposes.

Section 17: That part of the S $\frac{1}{2}$  NE $\frac{1}{4}$ , NE $\frac{1}{4}$  SW $\frac{1}{4}$ , W $\frac{1}{2}$  SW $\frac{1}{4}$  lying South and Easterly of Lost River.

The SE $\frac{1}{4}$  SW $\frac{1}{4}$  and SE $\frac{1}{4}$  lying North of Harpold Road.

Section 20: That portion of the NE $\frac{1}{4}$  lying North of Harpold Road.

The N $\frac{1}{2}$  NW $\frac{1}{4}$  and SW $\frac{1}{4}$  NW $\frac{1}{4}$  lying East of Lost River.

Section 21: The N $\frac{1}{2}$  NE $\frac{1}{4}$  and SE $\frac{1}{4}$  NE $\frac{1}{4}$ .

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James E. McCobb the 18th day  
of April A.D., 19 91 at 11:55 o'clock A.M., and duly recorded in Vol. M91,  
of Deeds on Page 7108.

FEE \$38.00

Evelyn Biehn, County Clerk

By *Pauline M. Lindner*