

29100

BARGAIN AND SALE DEED

DANIEL G. BROWN and ELOUISE BROWN (also known as V. Louise Brown), husband and wife, Grantors, hereby convey the following described parcels of real property to Daniel G. Brown and Elouise Brown, Trustees of the DANIEL G. BROWN TRUST U.T.A.D December 20, 1990, Grantee as to an undivided fifty percent (50%) interest, and to Elouise Brown and Daniel G. Brown, Trustees of the ELOUISE BROWN TRUST U.T.A.D. December 20, 1990, Grantee as to an undivided fifty percent (50%) interest as tenant in common:

PARCEL #1:

The Southeast 1/4 of the Northwest 1/4 of Section 14, Township 35 South, Range 6 East of the Willamette Meridian, in Klamath County, Oregon. [Tax Lot 500]

PARCEL #2 AND PARCEL #3:

A tract of land situated in the SW 1/4 of the NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Southeasterly right of way line of the Weed-Klamath Falls Highway, which point is North 44° 50 1/2' East a distance of 138 feet from the intersection of the Southeasterly line of said Highway with the Westerly line of Section 8, and the true point of beginning; thence continuing North 44° 50 1/2' East along said Southeasterly line a distance of 300 feet; thence North 45° 09 1/2' West a distance of 20 feet; thence North 44° 50 1/2' East along aforementioned highway right of way line a distance of 50 feet; thence South 45° 09 1/2' East at right angles a distance of 320 feet; thence South 44° 09 1/2' West parallel to said highway line a distance of 350 feet; thence North 45° 09 1/2' West 300 feet to the point of beginning. [Tax Lots 500 and 600]

PARCEL #4:

A piece or parcel of land situate in the SW 1/4 NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of said Section 8; thence North along the West line a distance of 250 feet; thence East a distance of 305.3 feet to the true point of beginning; thence North a distance of 265.18 feet to a 3/4 inch pipe at the most Southerly corner of that parcel of property described in Deed Volume 181, page 175; thence

Until a change is requested, all tax statements should be sent to Daniel G. Brown, Trustee, 1380 Wild Plum Court, Klamath Falls, OR 97601.

North 44° 50 1/2' East a distance of 350 feet to the Southwesterly line of that property described in Deed Volume M72, page 1198, Microfilm Records; thence South 45° 09 1/2' East a distance of 300 feet more or less to the most Southerly corner of the above mentioned property described in Volume M72, page 1198, Microfilm Records; thence continue along the same line extended Southeasterly to its point of intersection with a line being parallel to and 250 feet North of the South line of said NW 1/4 of Section 8; thence West along said line to the true point of beginning.

PARCEL #5:

That portion of the NW 1/4 of the SE 1/4 lying Easterly of the Railroad right-of-way in Section 17, Township 28 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon.

ALSO, the SW 1/4 of the SE 1/4 of Section 17, Township 28 South, Range 8 East of the Willamette Meridian, EXCEPTING THEREFROM that portion lying within the right of way of Southern Pacific Company.

ALSO, all that part of the NE 1/4 of the SE 1/4, Section 17, Township 28 South, Range 8 East, W.M., Klamath County, Oregon, as lies Westerly of the Westerly line of that certain property conveyed to the United States of America by deed recorded June 7, 1969, as instrument No. 32570 in Volume M 69, Page 4757 and Westerly and Northerly of the Easterly and Southerly line of that certain easement conveyed to Midstate Electric Cooperative, Inc. by Boise Cascade Corporation by deed recorded October 20, 1970, as instrument No. 45873, Volume M 70, Page 9353.

TOGETHER WITH an Easement to use the road in that certain Easement dated May 7, 1969, recorded June 7, 1969, as instrument No. 32570 in Volume M69, Page 475 from Boise Cascade Corporation to the United States of America with rights reserved and further conveyed to grantor by instrument dated April 1, 1976, recorded April 6, 1976 as instrument No. 12196 in Volume M76, Page 4811 of Klamath County Records as such rights pertain to the utilization of Grantor's lands within the West 1/2 of Southeast 1/4 of Section 17, Township 28 South, Range 8 East, Willamette Meridian.

PARCEL #6:

Lot 6, Tract 1173, being a subdivision of Lot 1, Block 10, LYNNEWOOD, in the County of Klamath, State of Oregon.

PARCEL #7:

Lot 7, Block 10, Tract No. 1173, a resubdivision of Lot 1, Block 10, Tract of No. 1091, LYNNEWOOD ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

PARCEL #8:

Lots 1, 2, 4 and 5 of Block 1, Lots 2 and 3 of Block 2, and Lots 1, 2, 3, 4 and 5 of Block 3, all in COUNTRY VILLAGE, TRACT 1203, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$0.00.

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.

DATED this 29 day of April, 1991.

GRANTORS:

Daniel G. Brown
Daniel G. Brown

Elouise Brown
Elouise Brown

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 29th day of April, 1991, by DANIEL G. BROWN and ELOUISE BROWN, husband and wife, Grantors.



Stephen G. Jamieson
Notary Public for Oregon
My Commission Expires: 5/9/91

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Stephen G. Jamieson the 7th day of May A.D., 19 91 at 12:26 o'clock P. M., and duly recorded in Vol. M91 of Deeds on Page 8566.

FEE \$38.00

Evelyn Biehn - County Clerk

By Pauline Mueller

Return: Stephen G. Jamieson
P.O. Box 4280
Medford, OR. 97501