

35728

BARGAIN AND SALE DEED Vol. m91 Page 20922
(Statutory Form)

Ethel Mae Culver and Janey Marie Bond, as Trustees of the "Dixon Trust" dated May 2, 1990, Grantor, conveys to William Merrill Bond and Janey Marie Bond, husband and wife, Grantee, all of the Grantor's interest in the following described real property situated in Klamath County, Oregon:

(See Attached Exhibit "A")

The true consideration for this conveyance is \$0 (a transfer required by the terms of a trust).

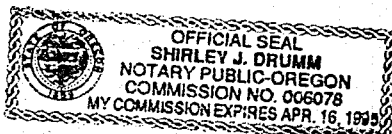
Dated this 8th day of October, 1991.

Janey Marie Bond
Janey Marie Bond

Ethel Mae Culver
Ethel Mae Culver

STATE OF OREGON) ss
County of Klamath

Personally appeared before me this 8th day of October, 1991, the above named by Janey Marie Bond and Ethel Mae Culver, as trustees of the "Dixon Trust" dated May 2, 1990, and each acknowledged the foregoing instrument to be her voluntary act and deed.



Shirley J. Drumm
Notary Public - OREGON
My Commission Expires: April 16, 1995

After recording return to:

William M. Bond & Marie Bond
9253 Hwy. 39
Klamath Falls, Oregon 97603

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

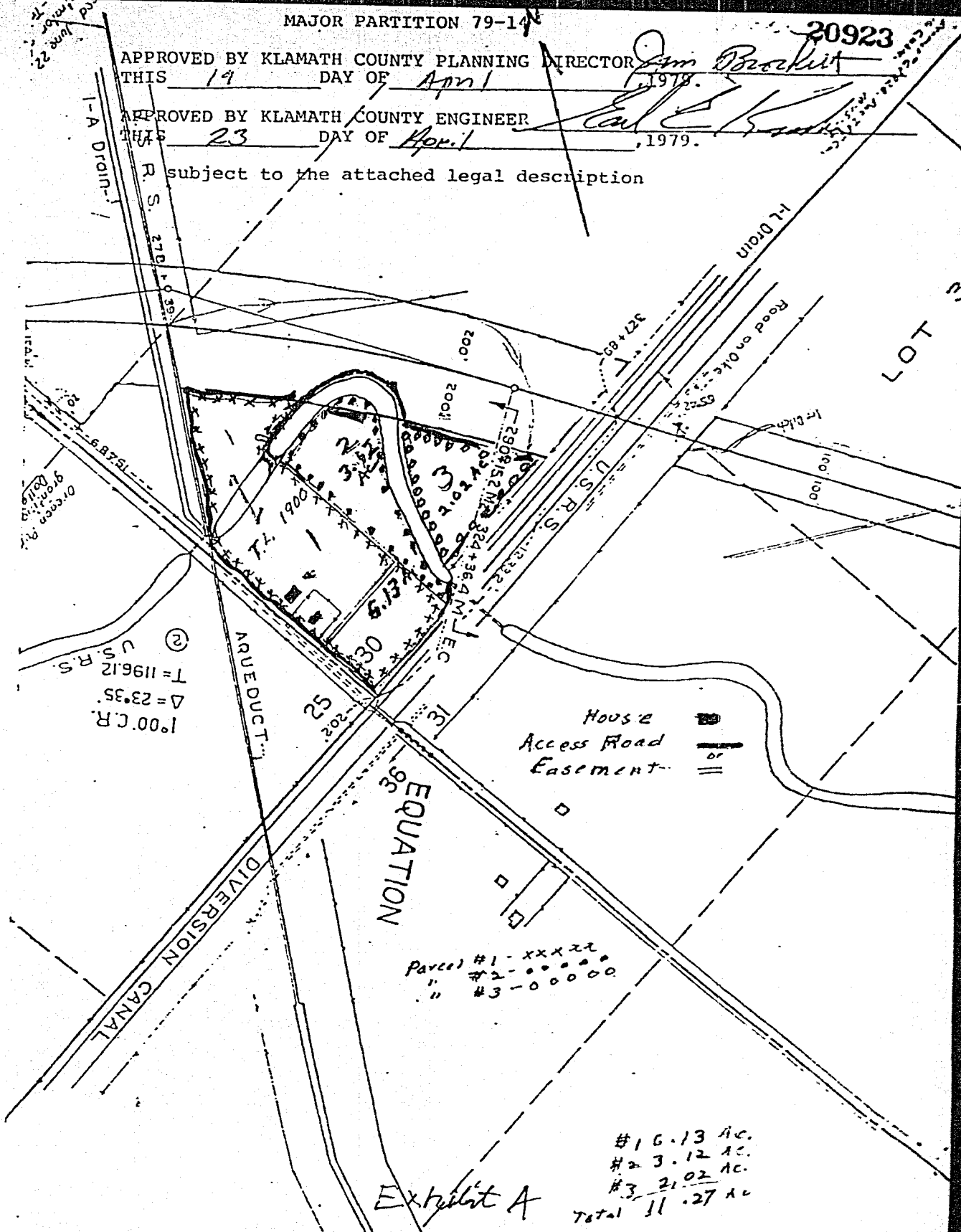
William M. Bond & Marie Bond
9253 Hwy. 39
Klamath Falls, Oregon

'91 OCT 2 PM 4 31

APPROVED BY KLAMATH COUNTY PLANNING DIRECTOR *Jim Brockert*
THIS 19 DAY OF Apr 1, 1979.

APPROVED BY KLAMATH COUNTY ENGINEER *Carl E. K...*
THIS 23 DAY OF Apr. 1, 1979.

Is subject to the attached legal description



Descriptions

20924

Parcel # 1

A tract of land lying North and East of the SW corner of Sect. 30, T 39 S R 10 E whose South boundary is the North line of the U.S.R.S. Diversion Canal; the West boundary is the East line of Highway #39 right of way; the North boundary is the East line of the U.S.R.S. Aquaduct right of way, the Southwest right of way of the Great Northern R.R. and the Northerly right of way of the U.S. #1 Drain; the Easterly boundary is a North - South line 330 feet East of the East right of way line of State Highway #39.

An easement as now exists for access to Parcel 2 and Parcel 3 which is 40 feet in width whose centerline begins at a point 360 feet North of the Section corner 25130 T 39 S, R 10 E and on

36131 the East right of way of State Highway #39; thence East 310 feet; thence North to the South line of the #1 Drain; thence West to the earth fill and culvert across the #1 Drain; thence Easterly along the North and East line of the #1 Drain to Parcel #3. Access on Great Northern property is covered on a perpetual use agreement dated 23rd day of May 1931 and recorded in Misc. Records Vol. 6, Page 66 Klamath County. The North portion of Parcel #1 is contiguous to the balance of the parcel by a dirt fill and culvert approximately 175 feet East of the East right of way line of the U.S.R.S. Aquaduct property. This culvert was provided for the purpose of legal access in the original contract. See U.S.B.R. map and provisions of the Act of June 17, 1902 (32 Statl, 388).

Parcel # 2

A contiguous tract of land to Parcel #1 whose point of beginning is the Westerly line that is 330 feet East of the East right of way line of State Highway #39 near its intersection with the North line of the U.S.R.S. Diversion Canal; thence North along the West line of Parcel #2 to the South line of the #1 Drain; thence Easterly, Southerly and Westerly along the #1 Drain to the North line of the U.S.R.S. Diversion Canal and to the Western boundary of Parcel #2.

Access consists of a 40 foot easement whose centerline begins at a point 360 feet North of the Section corner 25130 T 39 S, R 10 E and on the East right of way of State Highway #39; thence East 310 feet; thence North to the South line of the #1 Drain. No irrigation rights go with this Parcel.

Parcel # 3

A tract of land whose North and West line is the Easterly line of the #1 Drain; the Southwesterly line of the Great Northern right of way line is the Easterly line and the North line of the U.S. Diversion Canal right of way is the Southerly line of this parcel.

Access to this parcel is a 40 foot easement whose centerline begins at a point 360 feet North of the Section corner 25130 T 39 S, R 10 E and on the East right of way of State Highway #39;

thence East 310 feet; thence North to the South line of the #1 Drain; thence West to the earth fill and culvert across the #1 Drain; thence Easterly along the North and East line of the #1 Drain to Parcel #3. Access on Great Northern property is covered on a perpetual use agreement dated 23rd day of May 1931 and recorded in Misc. Records Vol. 6, Page 66 Klamath County.

Irrigation rights are guaranteed through previous deeds of record from the intersection of the U.S.R.S. Aquaduct and the centerline of the Great Northern Railroad across and along the Northeasterly line of the right of way Southerly and Westerly to Parcel #3.

Exhibit B

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 8th day of _____ Oct. A.D., 19 91 at 4:31 o'clock P.M., and duly recorded in Vol. M91 of _____ Deeds on Page 20922

FEE \$38.00

Evelyn Biehn County Clerk

By Debra M. Mendenhall