

36021

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BARGAIN AND SALE DEED

EDDIE M. BACCHI, TRUSTEE OF THE CAROL W. BACCHI REVOCABLE TRUST ut a 6/29/71, GRANTOR, conveys to WILLIAM L. BACCHI, GRANTEE, the following described real property situate in Klamath County, Oregon, to-wit:

An undivided one-third of all of Grantor's right, title and interest in and to the following:

A tract of land situated in Sections 6, 7, 18 and 19, T. 34 S., R. 7½ E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the N 1/16 corner common to Sections 1 and 6 T. 34 S., R. 6 E.W.M., as marked by a 1931 G.L.O. brass cap monument; thence N. 00°03' 52" W, along the West line of said Section 6, 620 feet, more or less, to the centerline of Seven Mile Canal; thence Easterly, along the centerline of said Seven Mile Canal, 310 feet, more or less; thence S. 00°12' 47" W. 195 feet, more or less, to a PK nail on a fence post, from which said N 1/16 corner bears S. 35°49'22" W. 516.81 feet; thence S. 00°12'47" W. 287.54 feet to a PK nail on a fence post; thence S. 01°02'38" E. 120.71 feet to a PK nail on a fence post; thence S. 02° 26' 25" W. 287.52 feet to a PK nail on a fence post; thence S. 18° 02' 14" E. 1331.66 feet to a PK nail on a fence post; thence S. 83° 43' 23" E. 48.62 feet to a PK nail on a fence post; thence N. 83° 31' 40" E. 16.38 feet to a PK nail on a fence post; thence S. 43° 54' 16" E. 58.37 feet to a PK nail on a fence post; thence N. 73° 09' 13" E. 629.63 feet to a PK nail on a fence post; thence N. 71° 53' 47" E. generally along an existing fence, 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence N. 31° E. 75 feet, more or less, to the centerline of the said Seven Mile Canal; thence Southeasterly along the centerline of said Seven Mile Canal 1440 feet, more or less, to its intersection with the centerline of the Dixon and McQuiston Center Canal; thence along the centerline of said Dixon and McQuiston Center Canal, S. 00° 13' 57" E. 16,175 feet, more or less, S. 23° 53' 22" E. 156.11 feet and S. 13° 18' 22" W. 681.05 feet to its intersection with the centerline of an existing canal; thence N. 74° 27' 51" W, along the centerline of said canal, 3243.55 feet to the centerline of Four Mile Canal and being on the East line of that tract of land as described in Deed Volume 331 page 367, Parcel 1, as recorded in the Klamath County deed records; thence N. 00° 04' 38" W, along the centerline of said Four Mile Canal, 2222.53 feet to the Northeast corner of said Deed Volume 331 page 367, Parcel 1; thence West 98.00 feet to the Northwest corner of said Deed Volume 331 page 367, Parcel 1, being on the West line of the NW¼ of said Section 19; thence N. 00° 23' 47" E. 1557.50 feet to the corner common to Sections 13 and 24 T. 34 S., R. 6 E.W.M., and said Sections 18 and 19, as marked by a 1931 G.L.O. brass cap monument; thence N. 00° 08' 26" W. 2547.24

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feet to the 1/4 corner common to said Sections 13 and 18, as marked by a 1931 G.L.O. brass cap monument; thence N. 00° 04' 44" W. 11,466.34 feet to the point of beginning, containing 1300 acres, more or less, with bearings based on survey No. 3146, as recorded in the office of the Klamath County Surveyor.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. DEED GIVEN TO DISTRIBUTE TRUST.

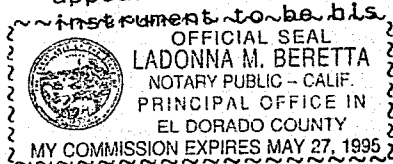
In construing this deed and where the context so requires, the singular includes the plural.

Dated: 10/7/91.

Eddie M. Bacchi, Trustee
Eddie M. Bacchi, Trustee
of the Carol W. Bacchi Revocable
Trust utta 6/29/71

STATE OF CALIFORNIA)
COUNTY OF El Dorado) ss.

On the 7th day of October, 1991, personally appeared the above named EDDIE M. BACCHI and acknowledged the foregoing instrument to be his voluntary act and deed.



(SEAL)

Before me:

Ladonna M. Beretta
Notary Public

My Commission expires: 5/27/95

WHEN RECORDED MAIL TO:

Giacomini & Knieps

Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

WILLIAM L. BACCHI
c/o Eddie M. Bacchi
6825 Bacchi Road
Lotus, CA 95651

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

STATE OF OREGON

ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of Oct., 1991, at 9:02 o'clock A.M. and recorded in book M91 on page 21428 or as filing fee number 36021, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title

By Debra M. Muckendress Deputy

Fee \$33.00