

TYRHOLM PROPERTIES, INC., an Oregon corporation, Grantor, conveys to S & M TYRHOLM INVESTMENTS CO., a partnership, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Sec. 1, Twp. 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that land as described in Deed Vol. 160 page 149, Deed Vol. 248, page 193, and Deed Vol. 358 page 159, Klamath County Deed Records, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1, said point being N. 87°55'21" E. 240.30 feet from the 5/8 inch iron pin marking the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1; thence N. 87°55'21" E. along the North line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1, 270.90 feet to a 5/8 inch iron pin; thence S. 02°04'39" E. at right angles to the North line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1; 474.66 feet to a 5/8 inch iron pin in the north/south fence line; thence continuing S. 02°04'39" E. to the Northerly right of way line of the State Highway as described in said Deed Vol. 358 page 159; thence Northwesterly along said right of way line to a point that bears S.00°06'12" W. from the point of beginning; thence N. 00°06'12" E. to a 5/8 inch iron pin; thence continuing N. 00°06'12" E. 240.53 feet to the point of beginning, containing 2.20 acres, more or less.

ALSO a tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  and the NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 1, all in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch pin on the North line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1, said point being N. 87°55'21" E. 240.30 feet from a 5/8 inch iron pin marking the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1, thence N. 87°55'21" E. along the North line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1, 270.90 feet to a 5/8 inch iron pin; thence S. 02°04'39" E. at right angles to the North line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1, 474.66 feet to a 5/8 inch iron pin in the north-south fence line; thence continuing S. 02°04'39" E to the Northerly right of way line of the State Highway as described in Deed Vol. 358 page 159, Klamath County Deed Records; thence N. 02°06'39" E. along a North-South fence line 494 feet, more or less to a 5/8 inch iron pin on the South line of Simmers Avenue; thence S. 89°09'53" W. along the South line of Simmers Avenue, 289.35 feet to a 5/8 inch iron pin; thence S. 00°06'12" W. 24.78 feet to a point of beginning, containing 0.25 acres, more or less.

BRANDSNESS, BRANDSNESS & DAVIS, P.C.  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

1. BARGAIN & SALE DEED

91 OCT 21 PM 3 07

CK  
33.00

**Fee \$13.00**