

K-43742

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LLOYD D. HOLLAND and LYNNELL HOLLAND, husband and wife, grantors in consideration of property adjustment to them paid by

LLOYD D. HOLLAND and LYNNELL HOLLAND, Trustees,
or their successors in trust, under the Holland Loving Trust
dated December 10, 1991, and any amendments thereto

grantees do hereby grant, bargain, sell and convey unto the said grantees its heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

See attached Exhibit "A"

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.

To Have and to Hold, the above described premises unto the said grantee, heirs and assigns forever.

Witness their hands December 10, 1991.

Lloyd D. Holland
LLOYD D. HOLLAND

Lynnell Holland
LYNNELL HOLLAND

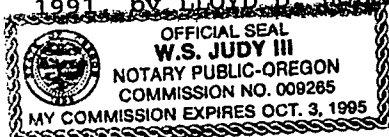
STATE OF OREGON,

) ss.

"This is a revocable
living trust."

County of Klamath

This instrument was acknowledged before me on December 10, 1991, by LLOYD D. HOLLAND and LYNNELL HOLLAND.



W.S. Judy III
Notary Public for Oregon
My Commission expires: _____

Grantors name and address:

Mr. & Mrs. Lloyd D. Holland
4874 Hwy 97 N.
Klamath Falls, OR 97601

After recording return to:
Wm. S. Judy, III
1200 N. E. Seventh St.
Grants Pass, OR 97526

Grantees name and address:

Holland Loving Trust
4874 Hwy 97 N.
Klamath Falls, OR 97601

Mail tax statements to:
Holland Loving Trust
4874 Hwy 97 N.
Klamath Falls, OR 97601

22 3 22

EXHIBIT "A"

PARCEL I:

Beginning at a point which lies North 89°42' West along the section line a distance of 2547.8 feet and North 0°18' East a distance of 20 feet from the iron pin which marks the one quarter section corner common to Section 7 and 18 Township 38 S. R. 9 E.W.M., and running thence: continuing North 0°18' East a distance of 484 feet to a point; thence North 89°42' West parallel to the above mentioned section line to the Easterly right of way line of the Southern Pacific Railroad or the West line of Section 7, whichever is reached first; thence in a Southerly direction following the Easterly right of way line of the Southern Pacific Railroad or the Westerly section line to a point on the Easterly right of way line of the Southern Pacific Railroad which lies North 0°18' East a distance of 20 feet from the South section line of Section 7; thence South 89°42' East parallel to the South section line of Section 7 a distance of 90 feet, more or less, to the point of beginning, being situate in the SW¼SW¼ of Section 7 Township 38 S.R. 9 E.W.M.

PARCEL II:

Beginning at a point which lies N. 89 degrees 42' W. along the section line, 2009.52 feet and S. 0 degrees 18' W. a distance of 20 feet from the iron axle which marks the quarter section corner common to Sec. 7 and 18, T. 38 S. R. 9 E.W.M., continuing S. 0 degrees 18' W. 337.37 feet; thence S. 89 degrees 42' E. parallel with the section line a distance of 447.1 feet; thence S. 2 degrees 32' W. 784 feet, more or less, to a point on the Northeasterly right of way of the Southern Pacific Railroad; thence following said right of way line of the railroad Northwesterly to a point 20 feet South measured at right angles to the section line between Sec. 7 and 18, said township and range; thence S. 89 degrees 42' E. parallel to and 20 feet Southerly from said Section line a distance of 608.3 feet to the place of beginning.

ALSO the following described tract of land: Beginning at an iron pin which is at the Northwest corner of the NE¼NW¼ of Sec. 18, T. 38 S. R. 9 E.W.M., and which is N. 89 degrees 42' W. a distance of 1320 feet from the quarter corner common to Secs. 7 and 18, Twp. and Range aforesaid, and running thence S. 2 degrees 32' W. a distance of 407.68 feet to a point; thence N. 89 degrees 42' W. a distance of 633.63 feet to a point; thence N. 0 degrees 18' E. a distance of 407.37 feet to a point on the North section line of said Sec. 18; thence S. 89 degrees 42' E. a distance of 649.52 feet, to the point of beginning.

EXCEPT that portion conveyed to State of Oregon for Highway by deed recorded in Deed Vol. 135 at page 573, Records of Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; contract and/or lien for irrigation and/or drainage: conditions, including the terms and provisions thereof as set forth in instrument recorded April 3, 1908 in Deed. Vol. 24 at page 50, Records of Klamath County, Oregon, and to rights of public in and to any portion of said property lying within the limits of roads or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 17th day of Jan. A.D., 19 92 at 3:22 o'clock PM., and duly recorded in Vol. M92 of Deeds on Page 1120.

FEE \$33.00

Evelyn Biehn - County Clerk

By O. A. Biehn & M. A. Biehn