

40443

After Recording Return To:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Return and fees*

Until a Change is Requested,  
Mail Tax Statement To:  
W.C. Ranch, Inc.  
17356 Hill Road  
Klamath Falls, OR 97603

*MTC 1396 - 2751*

**BARGAIN AND SALE DEED - STATUTORY FORM**

Nancy Barnes Coffin, Trustee Under That Certain Trust Agreement Dated June 2, 1976, Grantor, hereby convey to W.C. Ranch, Inc., an Oregon corporation, Grantee, the following described real property:

Legal description on attached Exhibit A

The true consideration for this conveyance is none. This is a correction deed to verify that the conveyance by deed dated June 30, 1980, recorded December 31, 1980, Volume M-80, Page 25154, Microfilm Records of Klamath County, Oregon, was intended as a conveyance by Nancy Barnes Coffin, Trustee.

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 27 day of Jan., 1992.

*Nancy Barnes Coffin*  
Nancy Barnes Coffin, Trustee

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath    )

This instrument was acknowledged before me on Jan. 27, 1992 by Nancy Barnes Coffin, Trustee Under That Certain Trust Agreement Dated June 2, 1976.

*Sharon K. Dean*  
Notary Public for Oregon  
My Commission Expires: 10/1/93

Bargain and Sale Deed - Statutory Form

52  
11  
8  
52

EXHIBIT A  
LEGAL DESCRIPTION

to

PARCEL 1

Bargain and Sale Deed

A parcel of land situated in the Northwest one-quarter of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said Section 20; thence North 89 degrees 45' 24" East, along the North line of said Section 20, 2180.17 feet; thence South 00 degrees 14' 35" East, 500.00 feet; thence South 89 degrees 45' 24" West parallel to the North line of said Section 20, 1930.22 feet to a point on the Northeastly right of way of Oregon State Highway 39; thence North 33 degrees 46' 40" West, along the Northeastly right of way line of said Oregon State Highway 39, 452.68 feet to a point on the West line of said Section 20; thence North 00 degrees 10' 54" West along the West line of said Section 20, 122.67 feet to the point of beginning..

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day  
of Jan. A.D., 19 92 at 8:52 o'clock A.M. and duly recorded in Vol. M92,  
of Deeds on Page 2009.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullinade