

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **WALTER W. CASEBEER**, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **STEVEN CASEBEER**, Trustee of the Walter Casebeer Trust, hereinafter called the grantee, unto grantee's heirs, successors and assigns all of that certain real property, with the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A", attached hereto and by this reference incorporated herein.

To Have and Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

In construing this deed and where the context so requires, the singular includes the plural and the grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of December, 1991.

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.

Walter W. Casebeer
WALTER W. CASEBEER

STATE OF OREGON)
County of Klamath) ss.

On this 24th day of December, 1991, personally appeared before me the above named Walter W. Casebeer and acknowledged the foregoing instrument to be his voluntary act and deed.

Bastien L. Proctor
Notary Public for Oregon, County of Klamath
My Commission expires: 2-5-93

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Walter W. Casebeer
30530 Casebeer Road
Bonanza, OR 97623

Grantor's Name and Address

Steven Casebeer, Trustee
30750 Casebeer Road
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:
Richard N. Belcher
815 Washburn Way
Klamath Falls, OR 97603

Mail tax statements to:
Steven Casebeer, Trustee
30750 Casebeer Road
Bonanza, OR 97623

The S½NE¼ of Section 8, Twp. 39 S.R. 11 E.W.M., SAVING AND EXCEPTING the following described portion thereof: Beginning at the Northeast corner of the SE¼NE¼ of Section 8; thence Westerly along the ¼ Section line of said SE¼NE¼, 660 feet to a point; thence Southeasterly in a straight line to the Section line between Sections 8 and 9, said township and range, at a point thereon distant 239 feet North of the Southeast corner of the SE¼NE¼; thence North along the section line between said Sections 8 and 9, to the place of beginning.

ALSO the following described portion of the NE¼ of Section 8, Twp. 39 S.R. 11 E.W.M., described as follows: Beginning at the Southeast corner of the NE¼ of said Section 8; thence South 1320 feet to the middle of the County Road, thence N. 70°25' W. 2789 feet to the West line of the SE¼ of Section 8; thence North 384 feet to the South line of the NE¼ of said Section 8; thence East 2640 feet to the place of beginning.

ALSO all that portion of the SW¼ of Section 9, Twp. 39 S.R. 11 E.W.M., lying Northerly of the County Market Road.

ALSO a portion of the SW¼ Section 9 Twp. 39 S.R. 11 E.W.M., also known as Vacated Bowne's Addition to Bonanza, described as follows: Beginning at a point 30 feet East of the intersection of the West line of Bowne Avenue and North line of North Street, in Bowne Addition to Bonanza; thence North a distance of 565 feet, more or less, to the center line of the Dairy-Bonanza Highway; thence N. 56°32' W. along the center line of said highway, 1255 feet to the West line of the E¼ of Section 9; thence south to the North line of said North Street; thence East along the North line of North Street to the place of beginning.

situate in Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard N. Belcher the 31st day of Jan. A.D., 1992 at 3:30 o'clock P.M., and duly recorded in Vol. M92 of Deeds on Page 2175.

Evelyn Biehn, County Clerk

FEE \$33.00

By Daniel M. Anderson