

K-43742
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That C. MEL HAYS and VIRGINIA HAYS, husband and wife, in consideration of property adjustment to them paid by

C. MEL HAYS and VIRGINIA HAYS, Trustees, or their successors in trust, under the HAYS LOVING TRUST dated February 13, 1992, and any amendments thereto.

do hereby grant, bargain, sell and convey unto the said grantee its heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath, 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 grantees, their heirs and assigns forever.

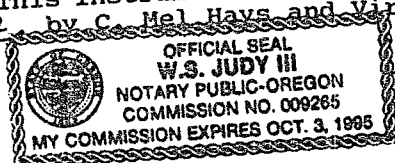
Witness our hands and seals this 13th day of February, 1992.

x C. Mel Hays
C. MEL HAYS

x Virginia Hays
VIRGINIA HAYS

STATE OF OREGON)
) ss.
County of Josephine)

This instrument was acknowledged before me on February 13, 1992, by C. Mel Hays and Virginia Hays.



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

Grantor/Grantee name and address:
Hays Loving Trust
1170 SE Locust Way
Grants Pass, OR 97526

After Recording, return to:
William S. Judy III
Attorney at Law
1200 NE Seventh St.
Grants Pass, OR 97526

Mail tax statements to:
Same as of record

'92 FEB 22 PM 10 41

PARCEL I:

A tract of land situated in the SE 1/4 NE 1/4 of Section 3, Township, 36 South, Range 6 E.W.M., more particularly described as follows:

Beginning at an iron pin which is located S 12° 04' E, 375.5 feet from the Northwest corner of Lot 1 of Harriman Park, which said pin is located in the center line of a private 20 foot wide roadway; thence S 80° 43' W, 91 feet, more or less, to the Easterly bank of the artificially constructed water channel; thence S 11° 53' E, 79 feet and S 34° 37' E, 77 feet along the easterly bank of said water channel; thence leaving east bank of said water channel N 67° 08' E a distance of 219.4 feet, more or less, to the Southwest corner of that tract of land conveyed to Charles Joseph Miller by deed recorded October 26, 1966 in Volume M66 page 11300; thence N 7° 37' E a distance of 85.56 feet, more or less, to the Southeast corner of that tract of land conveyed to William G. Pollock and LaVern Pollock by deed recorded July 28, 1969, in Volume M 69 page 6533; thence S 79° 11' 40" W along the Southerly boundary of said Pollock tract a distance of 179.4 feet, more or less, to the point of beginning.

PARCEL II:

A tract of land in the SE 1/4 NE 1/4 of Section 3, Twp. 36 S.R. 6 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of that certain tract of land which was conveyed to Robert A. Scott et ux by Deed dated November 6, 1965, and recorded November 22, 1965, in Vol. M65 page 3934 of Klamath County, Oregon Deed Records, which said corner is situated on the center line of the private 20 foot wide roadway, which is more particularly described in the Deed to John L. Gross et ux, dated October 12, 1966, and recorded October 20, 1966, in Vol. M66 at Page 10168 of Klamath County Oregon Deed Records; thence, North 13° 59' West along said road center line, which is also the East line of said Scott Tract, a distance of 75.0 feet, more or less, to the Northeast corner of said Scott Tract, which is also the Southeast corner of the tract of land conveyed to William G. Biely et ux by Correction Deed dated May 12, 1968 and recorded June 12, 1968, in Vol. M68 at page 5218 of Klamath County, Oregon Deed Records; thence North 12° 04' West on said road center line, which is also the East line of said Biely Tract a distance of 72.5 feet, more or less, to the point where said road center line intersects the one-sixteenth line between the SE 1/4 NE 1/4 and the NE 1/4 NE 1/4 of said Section 3, which said line is also the South boundary line of Harriman Park, Klamath County, Oregon, and which said point of intersection is also the Northeast corner of said Biely Tract; thence, leaving said road center line and running East on said one-sixteenth line to the Northwest corner of that certain tract of land conveyed to Albert A. Mitchell et ux by deed dated October 2, 1968, and recorded October 3, 1968 in Vol. M68 at Page 8973 of Klamath County, Oregon Deed Records; thence South 2° 17' East along the West line of said Mitchell Tract a distance of 140 feet, more or less, to the Southwest corner of said Mitchell Tract, which is also the Northwest corner of the tract of land conveyed to Clifford Daniel Miller by deed recorded in Vol. M66 at page 11211 of Klamath County, Oregon Deed Records; thence South 79° 11' 40" West a distance of 179.4 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 28th day of Feb. A.D., 19 92 at 10:41 o'clock A M., and duly recorded in Vol. M92 of Deeds on Page 4097.

FEE \$35.00

Evelyn Biehn County Clerk

By Caroline Miller