

43840

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That PEYTON & CO., an Oregon corporation, hereinafter called "grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey a 35% interest to PATRICIA R. PEYTON, a 32.5% interest to JEFFREY C. PEYTON and a 32.5% interest to SCOTT CALVIN PEYTON, hereinafter called "grantees", their heirs and assigns, in and to that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in Klamath County, Oregon, and more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same unto said grantees, their heirs and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

IN WITNESS WHEREOF, PEYTON & CO., pursuant to a resolution of its board of directors, has caused these presents to be signed by its President and Secretary this 7th day of April, 1981.

PEYTON & CO

By

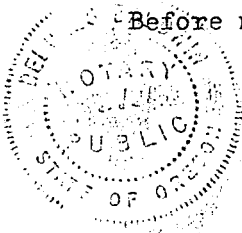
By

STATE OF OREGON
County of KLAMATH

} ss. April 7, 1981

Personally appeared C. P. PEYTON and DORIS A. PEYTON, who, being first duly sworn, did say that they are the President and Secretary, respectively, of PEYTON & CO., an Oregon corporation, and that the foregoing Deed was signed in behalf of said corporation by authority of its board of directors, and they acknowledged said Deed to be its voluntary act and deed.

Before me:



Dorcas Baldwin
NOTARY PUBLIC FOR OREGON

My commission expires May 13, 1981

Refuse

Send tax statements to:

Patricia R. Peyton, et al

Route 1, Box 298

Newberg, Oregon 97132

24000 N.E. Ded yombiel Rd

92 APR 21 PM 3 40

PARCEL 1

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30; thence Northerly and parallel to the section lines between Sections 19 and 20 a distance of 495 feet to a point which is the initial point of beginning of the description of the land involved; thence Northerly along the same line and course last mentioned and parallel to the section line between Sections 19 and 20 a distance of 100 feet; thence North 78° East 75 feet more or less to the Westerly right of way line of the State Highway; thence Southeasterly along the Westerly right of way line of the State Highway a distance of 32 feet; thence in a South-westerly direction to the initial point of this description.

PARCEL 2

Beginning at a point which is Easterly along section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30 above mentioned Township and Range; thence Northerly and parallel to Section line between Sections 19 and 20 a distance of 595 feet to the initial point of this description; thence Northerly along last mentioned course a distance of 95 feet more or less to the center line of State Highway; thence Southeasterly along center line of said State Highway to a point a distance of 127 feet more or less to a point which is North 78° 0' East of the initial point, and being 105 feet East more or less from said initial point; thence South 78° 0' West 105 feet more or less to the initial point being in Section 20, Township 38 South, Range 9 East of the Willamette Meridian.

ALSO beginning at a point which is North 690 feet and East 493 feet from the corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian; thence North and parallel to Section line between Sections 19 and 20, a distance of 140 feet to a point; thence East and parallel to section line between Sections 20 and 29 a distance of 492 feet to a point; thence South and parallel to section line between Sections 19 and 20 a distance of 140 feet to a point; thence West and parallel to section line between Sections 20 and 29 a distance of 492 feet to point of beginning. All in Section 20, Township 38 South, Range 9 East of the Willamette Meridian.

ALSO beginning at a point 376 feet West of the Southwest corner of Block 44, Lakeview Addition to the City of Klamath Falls, Oregon, on the North line of Sacramento Street extended; thence West 726 feet on the North line of Sacramento Street extended; thence South parallel with First Street in said Lakeview Addition 360 feet; thence East parallel with Sacramento Street extended 726 feet;

thence North parallel with First Street 360 feet to place of beginning; All situate in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian.

ALSO beginning at a point 376 feet West of the Northwest corner of Block 44 Lakeview Addition to the City of Klamath Falls, Oregon, on the South line of Medford Street extended; thence West 726 feet on said South line of Medford Street extended; thence South parallel with First Street in said Lakeview Addition 300 feet; thence East parallel with Medford Street 726 feet; thence North parallel with First Street 300 feet to the place of beginning, all situate in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING from all parcels any portion lying within State Highway, County or City Roads including those portions conveyed to the State of Oregon by Deeds recorded in Book 278 at page 363, Book 279 at page 232, Book 307, page 9 as corrected by Book 310 at page 135 Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM the North 260 feet as measured at right angles to the North line of the above described parcels in their entirety.

ALSO INCLUDING the following:

Beginning at a point which is Easterly along section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30 above mentioned Township and Range; thence Northerly and parallel to section line between Sections 19 and 20 a distance of 580 feet to the initial point of this description; thence Northerly along last mentioned course a distance of 15 feet; thence North 78° East 62 feet more or less to the West right of way line of Lakeport Boulevard; thence Northwesterly along said right of way line 40 feet; thence South 78° West 72 feet more or less to the intersection of a line 40 feet West of the point of beginning, if said line were extended Northerly; thence South 47 feet more or less to the South line of the property herein being conveyed; thence East 40 feet to the point of beginning.

EXCEPTING THEREFROM the following described property:

All that portion of the following described property lying Northwest of a line running Northeasterly between the following 2 points A & B:

Beginning at a point which is Easterly along section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30 above mentioned Township and Range; thence Northerly and parallel to section line between Sections 19 and 20 a distance of 580 feet to the initial point of this description; thence Northerly along last mentioned course a distance

Description continued ...

of 15 feet; thence North 78° East 62 feet more or less to the West right of way line of Lakeport Boulevard; thence North-westerly along said right of way line 40 feet; thence South 78° West 72 feet more or less to the intersection of a line 40 feet West of the point of beginning, if said line were extended Northerly; thence South 47 feet more or less to the South line of the property herein being conveyed; thence East 40 feet to the point of beginning.

Point A: Beginning at a point which is Easterly along section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30 above mentioned Township and Range; thence Northerly and parallel to section line between Sections 19 and 20 a distance of 580 feet to a point; thence West 40 feet to a point to be known as Point A.

Point B: A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30; thence Northerly and parallel to the section lines between Sections 19 and 20 a distance of 495 feet to a point; thence Northerly along the same line and course last mentioned and parallel to the section line between Sections 19 and 20 a distance of 100 feet; thence North 78° East 75 feet more or less to the Westerly right of way line of the State Highway; thence North-westerly along the Westerly right of way line of Lakeport Boulevard 27 feet to a point to be known as point B.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of April A.D., 19 92 at 3:40 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 8570.

Evelyn Biehn County Clerk

By Pauline Mullendore

FEE \$45.00