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44832

BARGAIN AND SALE DEED

Vol. m92 Page 10437

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. GOODELL and PATRICIA A. GOODELL,
aka ROBERT GOODELL and PATRICIA GOODELL, Husband and Wife, -----, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **** -----

-----, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath -----, State of Oregon, described as follows, to-wit:

**** BOB GOODELL AND PAT GOODELL, TRUSTEES OR THEIR SUCCESSORS
IN TRUST, UNDER THE GOODELL LOVING® TRUST DATED APRIL 29, 1992, AND
ANY AMENDMENTS THERETO.

1. The SE1/4 SE1/4 and S1/2 NE1/4 SE1/4 of Section 17, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

All that portion of the NE1/4 NE1/4 of Section 20, Township 39 South, Range 9 East of the Willamette Meridian, lying North of The United States Drain #1-K.

2. A parcel of land situated in the N1/2 NW1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Commencing at the North quarter corner of Section 3, Twp. 40 S., R. 9 E.W.M.; thence South 00 degrees 30' 53" East 30.00 feet to a point on the Southerly right of way line of Midland Road; thence South 89 degrees 54' 48" West, along said Southerly right of way line 299.50 feet to the point of beginning for this description; thence continuing South 89 degrees 54' 48" West 300.00 feet; thence South 00 degrees 30' 53" East, 1285.80 feet to a point on the South line of N1/2 NW1/4 of said Section 3; thence South 89 degrees 48' 10" Est along the South line of N1/2 NW1/4 of said Section 3, 300.00 feet; thence North 00 degrees 30' 53" West 1287.28 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to 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-

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ② (The sentence between the symbols ① and ②, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all 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 29 day of April, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Robert L. Goodelle
ROBERT L. GOODELL, aka ROBERT GOODELL

Patricia A. Goodelle
PATRICIA A. GOODELL, aka PATRICIA GOODELL

STATE OF OREGON, County of Klamath -----) ss.

This instrument was acknowledged before me on April 29, 1992,
by ROBERT L. GOODELL and PATRICIA A. GOODELL

This instrument was acknowledged before me on -----, 19-----,

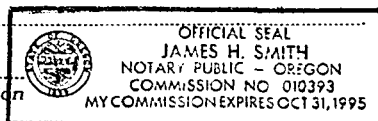
by -----

as -----

of -----

My commission expires 10/31/95

Notary Public for Oregon



ROBERT GOODELL & PATRICIA GOODELL
3204 Old Midland Road
Klamath Falls, OR 97603
Grantor's Name and Address

ROBERT GOODELL & PATRICIA GOODELL
3204 Old Midland Road
Klamath Falls, OR 97603
Grantor's Name and Address

After recording return to (Name, Address, Zip):

JAMES H. SMITH, ATTORNEY AT LAW
1017 N. RIVERSIDE, #116
MEDFORD, OR 97501

Until requested otherwise send all tax statements to (Name, Address, Zip):

ROBERT GOODELL & PATRICIA GOODELL
3204 Old Midland Road
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of -----) ss.

I certify that the within instrument was received for record on the ----- day of -----, 19-----, at ----- o'clock ----- M., and recorded in book/reel/volume No. ----- on page ----- or as fee/file/instrument/microfilm/reception No. -----, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By ----- Deputy

RESERVING unto grantors an easement across the Northerly 15 feet of the above described property for the purpose of constructing a ditch to carry irrigation water to the grantors' lands lying adjacent to and Westerly of the above property. In the event grantors do construct an irrigation ditch, they will construct a culvert under grantees' driveway to the house situate on the above described real property.

3. PARCEL I: A portion of Tract 90, Enterprise Tracts more particularly described as follows: Beginning at a point on the East line of said Tract 90, 30 feet North of the Southeast corner of said Tract; thence West 688.6 feet, more or less, to the East boundary of a tract of land conveyed to J.L. Lee by deed recorded August 16, 1909, in Deed Volume 28, Page 17, thence North along the East boundary of said Lee Tract to the Southerly boundary of the Great Northern Railway right-of-way; thence Southeasterly along the Southerly boundary of said right-of-way to its intersection with the East boundary of said Tract 90; thence South to the point of beginning.

PARCEL II: All of Block 1 and Lots 1, 2, 3, 4, 5, 6, and 7 in Block 2 of Ewauna Park, EXCEPTING THEREFROM a 40-foot strip of land along the railroad as deeded by deed recorded in Deed Volume 284, Page 106, Klamath County, Oregon Records.

4. A tract of land situated in the NE1/4 SW1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, also being a vacated portion of Block 16 and Maple Way of Ewauna Park, a duly recorded Subdivision, more particularly described as follows: Beginning at a point from which the center quarter corner of said Section 9 bears North 25° 27' 19" East 390.45 feet; thence North 62° 41' 45" West 293 feet, more or less, to the Southerly right of way line of State Highway No. 420; thence Northerly and Easterly along said right of way line to a point that bears North 03° 13' 26" West from the point of beginning; thence South 03° 13' 26" East 313 feet, more or less, to the point of beginning, with bearings based on Recorded Survey No. 2740, as recorded in the office of the Klamath County Surveyor.

SUBJECT TO: 1) An easement recorded April 19, 1979, in Book M-79 at Page 8709 for ingress and egress to adjacent property, 25 feet wide adjacent to State Highway 420. 2) Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James H. Smith the 13th day
of May A.D., 19 92 at 12:15 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 10437.
Evelyn Biehn County Clerk
By [Signature]

FEE \$35.00