

46113

K-43742
BARGAIN AND SALE DEED

Vol. m92 Page 12849

KNOW ALL MEN BY THESE PRESENTS, That EARL E. JONES and EVA J. JONES aka E. JUNE JONES, husband and wife, Grantors, in consideration of property adjustment to them paid by

EARL E. JONES and E. JUNE JONES, Trustees, or their successors in trust, under the JONES LOVING TRUST dated June 2, 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.

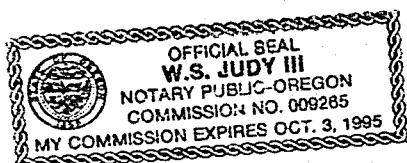
Witness our hands and seals this 9th day of June, 1992.

x Earl E. Jones
EARL E. JONES

x Eva J. Jones
EVA J. JONES aka
E. JUNE JONES

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 6-9,
1992, by EARL E. JONES and EVA J. JONES aka E. JUNE JONES.



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

Grantor/Grantee name and address:
Jones Loving Trust
P O Box 1541
Klamath Falls, OR 97601

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

1992 JUN 12 PM 2 07

EXHIBIT "A"

All the following described real property situated in Klamath County, Oregon:

A tract of land situated in the Northeast quarter of Section 3 Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PARCEL 1:

Beginning at the Southeast corner of the tract of land deeded to Thomas Bownass et ux., by deed recorded in Volume 341, page 414 of Klamath County, Oregon, Deed Records, which said corner is located on the North bank of Harriman Creek; thence North $39^{\circ}24'30''$ West along the East line of said Bownass Tract a distance of 100.2 feet to the Northeast corner of said tract, which said corner is located on the center line of a private 20 foot wide roadway; thence, running on the center line of said roadway North $47^{\circ}20'$ East 37.5 feet; thence South $60^{\circ}55'$ East a distance of 115.9 feet, more or less, to the North bank of Harriman Creek; thence Southwesterly on said North bank of Harriman Creek to the point of beginning.

PARCEL 2:

Beginning at the Southeast corner of the tract of land deeded to Thomas Bownass et ux., by deed recorded in Volume 341, page 414 of Klamath County, Oregon, Deed Records, which said corner is located on the North Bank of Harriman Creek; Thence North $39^{\circ}24'30''$ West along the East line of said Bownass tract a distance of 100.2 feet to the Northeast corner of said tract, which said corner is located on the center line of a private 20 foot wide roadway; thence, running on the center line of said roadway North $47^{\circ}20'$ East 37.5 feet to the true point of beginning. Starting at said true point of beginning, thence South $60^{\circ}55'$ East a distance of 115.9 feet, more or less, to the North Bank of Harriman Creek; thence, Northeasterly along said North Bank of Harriman Creek to the point on said Bank which is the Southeast corner of the tract of land deeded to Walter L. Clink, et ux., by deed recorded in Volume 332, page 533, of Klamath County, Oregon, Deed Records; thence North $79^{\circ}41'$ West along the South line of said Clink tract to the Southwest corner of said Clink tract, said corner being located on the East line of said private 20-foot wide roadway; thence, continuing North $79^{\circ}41'$ West a distance of 10 feet, more or less, to the center line of said private 20 foot wide roadway; thence, running on the center line of said roadway South $30^{\circ}49'$ West a distance of 34.9 feet, more or less, to the point of beginning, said tract of land being situated in the NE $\frac{1}{4}$ of Section 3 Township 36 South, Range 6 East of the Willamette Meridian, in Klamath County, Oregon.

12851

PARCEL 3:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 3, Township 36 S., R. 6 E.W.M. more particularly described as follows: Beginning at the most southwesterly corner of the tract of land conveyed to Charles Joseph Miller by deed recorded in Volume M66, Page 11300, Klamath County Deed Records, said point being the most northeasterly corner of the tract of land conveyed to Stephen A. Martin, et ux, by deed recorded in Volume M67, Page 6595 of said Deed Records; thence S. 15°29' E. along the East line of said Martin tract a distance of 156.9 feet, more or less, to the NW corner of the tract of land conveyed to Thomas Bownass, et ux, by deed recorded in Volume 341, Page 414, Klamath County Deed Records, said point being located on the center line of a private 20-foot wide roadway, which said roadway is more particularly described in a deed to John L. Gross, et ux, recorded in Volume M66, Page 10168, Klamath County Deed Records, which said point is also the NE corner of the tract of land conveyed to Harold A. Ricks, et ux, by deed recorded in Volume 336, Page 45, Klamath County Deed Records; thence N. 67°27'30" E. on said road center line,

which is also the North line of said Bownass tract, 38.6 feet to the NE corner of said Bownass tract, which is also the NW corner of the tract of land conveyed to Freeman Kelley, et ux, by deed recorded in Volume 355, Page 495, Klamath County Deed Records; thence continuing N. 47°20' E. on the center line of said roadway, which is also the line of said Kelley tract, 37.5 feet, more or less, to the most northerly corner of said Kelley tract, which is also the SW corner of the tract of land conveyed to Terence L. Boyer, et ux, by deed recorded in Volume M65, Page 3936, Klamath County Deed Records; thence continuing N. 30°49' E. on the center line of said roadway, which is also the West line of said Boyer tract, 34.9 feet, more or less, to the NW corner of said Boyer tract, which is also the point where said roadway center line intersects the southerly line of said tract of land conveyed to Charles Joseph Miller by deed recorded in Volume M66, Page 11300, Klamath County Deed Records; thence N. 56°41' W. along said southerly line of said Miller tract 146.6 feet, more or less, to the point of beginning.

TOGETHER WITH full right of ingress and egress to and from the West Side Highway by means of said private 20-foot wide roadway, more particularly described in said deed to John L. Gross, et ux, recorded in Volume M66, Page 10168, Klamath County Deed Records, and together with an easement for utilities five feet in width along the edge of said roadway.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, including said roadway hereinbefore mentioned, and subject to an easement for utilities five feet wide running across the premises herein conveyed along said private roadway and being bounded on the South by the North line of said private 20-foot wide roadway; reservations in United States patents; agreements relative to the raising and lowering of the waters of Upper Klamath Lake; agreement recorded December 19, 1952, in Volume 258, Page 287, Klamath County Deed Records, as corrected by agreement recorded December 27, 1955, in Volume 280, Page 146, said Deed Records, prohibiting the use of said premises for any resort or competing commercial use, as more specifically defined in said agreement, for a period of 30 years from the date of said agreement, to the extent, if any, that said agreement, as corrected, shall still be in effect and also to the building and use restrictions contained in that certain deed from Vivian N. Van Datta and Joseph D. Van Datta to Thomas Bownass, et ux, dated October 14, 1967, recorded August 29, 1968, in Volume M68, Page 7834, Deed Records of Klamath County, Oregon.

PARCEL 4:

Lots 1 and 2 in Block 200, MILLS SECOND ADDITION, according to the official plat thereof on file, in the office of the County Clerk, Klamath County, Oregon,

PARCEL 5:

A parcel of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 37 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence East along the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 907.19 feet to a point; thence South, parallel with the West line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1322.4 feet, more or less, to a point on the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence, West along the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 907.19 feet, more or less, to the Southwest corner thereof; thence North along the West line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1323.72 feet, more or less, to the point of beginning.

12852

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 12th day
of June A.D., 19 92 at 2:07 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 12849.

Evelyn B. Bohn County Clerk

By

Pauline Muelendorp

FEE \$45.00