

K-43742

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JERRY O. ANDERSON and ELIZABETH A. ANDERSON aka ELIZABETH ANDERSON, grantors in consideration of property adjustment to them paid by JERRY O. ANDERSON AND ELIZABETH A. ANDERSON, Trustee, or their successors in trust, under ANDERSON LOVING TRUST dated October 16, 1990 and any amendments thereto,

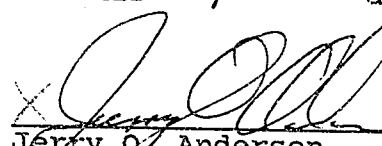
do hereby grant, bargain, sell and convey unto the said grantees, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

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 my hand and seal this 12th day of March, 1990.


Jerry O. Anderson

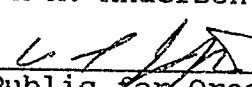

Elizabeth A. Anderson

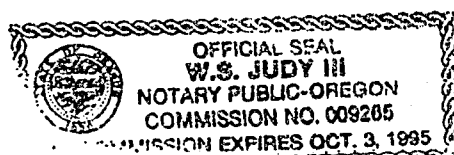
STATE OF OREGON,

County of Klamath) ss.

This instrument was acknowledged before me on 3-12, 1990, by Jerry O. Anderson and Elizabeth A. Anderson aka Elizabeth Anderson.

My Commission Expires:


Notary Public for Oregon



Grantor/Grantee name and address:
Anderson Loving Trust
2340 Watson St.
Klamath Falls, OR.

After Recording, return to:
William S. Judy, III
1200 N. E. Seventh St., Grants Pass, OR 97526

PARCEL I:

W KLAMATH FALLS ADDITION, Lots 6 and 7, Blk 3, EXCEPTING THEREFROM the Easterly 17 feet of said lots.

PARCEL II:

Lot 569, Block 115, MILLS ADDITION to the City of Klamath Falls, Oregon.

PARCEL III:

City of Klamath Falls, Oregon, Lots 9 and 10, South 12 feet of Lot 11, Block 55, LAKEVIEW ADDITION to the City of Klamath Falls, County of Klamath, State of Oregon.

PARCEL IV:

Lot 12 and 11, excluding the South 12 feet, LAKEVIEW ADDITION to the City of Klamath Falls, County of Klamath, State of Oregon.

PARCEL V:

Summer home including garage and boat dock, Lot 10, Block "T", U.S. Forest Service Summer Home Subdivision, Lake of the Woods, Klamath County, Oregon.

PARCEL VI:

Lot 16, Block 2, Tract 1145, Nob Hill, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL VII:

Lot 39, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL VIII:

Lot 7 in Block 302, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL IX

A parcel of land being a portion of Lots 3, 4, and 5, Block 3, WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 5, Block 3 and running North 06 degrees 45' 00" West 214.58 feet; thence North 83 degrees 15' 00" East 128.87 feet; thence South 43 degrees 47' 09" East 67.99 feet; thence North 83 degrees 15' 00" East 10.00 feet; thence South 8 degrees 57' 40" East 80.07 feet; thence South 06 degrees 46' 55" East 80.18 feet; thence South 83 degrees 12' 58" West 182.95 feet to the point of beginning.

EXCEPTING THEREFROM the South 50 feet of above described parcel.

PARCEL X:

The South 50 feet of the following described parcel:

A parcel of land being a portion of Lots 3, 4, and 5, Block 3, WEST KLAMATH FALLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 5, Block 3 and running North 06 degrees 45' 00" West 214.58 feet; thence North 83 degrees 15' 00" East 128.87 feet; thence South 43 degrees 47' 09" East 67.99 feet; thence North 83 degrees 15' 00" East 10.00 feet; thence South 8 degrees 57' 40" East 80.07 feet; thence South 06 degrees 46' 55" East 80.18 feet; thence South 83 degrees 12' 58" West 182.95 feet to the point of beginning.

EXHIBIT "A" CONTINUED - PAGE 2

PARCEL XI:

The following described property in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin which is 30 feet North and 30 feet East of a brass plug marking the intersection of the centerline of the Klamath Falls-Lakeview Highway and a County Road to the North and South along the section line between Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence East 1320.0 feet to an iron pipe marking the East boundary of a North-South County Road (Patterson Street) and the South boundary of a county road (Simmers Avenue) to the East; thence along the South boundary of said county road to the East, North 88 degrees 55' East, 330.0 feet to a point; thence leaving said County Road boundary, North 0 degrees 03' East 370 feet to an iron pipe which is the true point of beginning; thence parallel to and 370.0 feet from said Southerly boundary of Easterly County Road North 88 degrees 55' East 330 feet to an iron pipe; thence South 0 degrees 03' West 330.0 feet to an iron pipe which is on the Northerly boundary of said Easterly County Road; thence along Northerly boundary of said Easterly County Road North 88 degrees 55' East 40.0 feet to an iron pipe; thence leaving said Northerly boundary of Easterly County Road, North 0 degrees 03' East 330.0 feet to an iron pipe; thence parallel to and 330.0 feet from said Northerly boundary of said Easterly County Road North 88 degrees 55' East 337.0 feet to an iron pipe; thence North 0 degrees 03' East 97.6 feet to an iron pipe; thence North 0 degrees 03' East 42.0 feet to the centerline of the Enterprise Irrigation District Canal; thence Northerly along the centerline of said Enterprise Irrigation District Canal North 27 degrees 25' West 53.8 feet to a point; thence North 12 degrees 16' West 186.9 feet to a point; thence North 33 degrees 55 1/2' West 34.2 feet to a point; thence North 63 degrees 21' West 29.2 feet to a point; thence North 34 degrees 53' West 42.7 feet to a point; thence North 10 degrees 24' West 182.8 feet to a point; thence North 21 degrees 41 1/2' West 76.3 feet to a point; thence North 47 degrees 21 1/2' West 12.5 feet to a point; thence leaving said centerline of said canal, North 0 degrees 03' East 40.0 feet to an iron pin; thence North 0 degrees 03' East 193.8 feet to an iron pipe on the North boundary of the SE 1/4 NW 1/4 Section 1, Township 39 South, Range 9 East of the Willamette Meridian; thence along the Northerly boundary of said SE 1/4 NW 1/4, South 88 degrees 47' West 502.0 feet to an iron pipe, from which an iron pipe marking the 1/16th corner and the centerline of a North-South County Road bears South 88 degrees 47' West 360.0 feet; thence leaving said North boundary South 0 degrees 03' West on a line parallel to and 360.0 feet from the Easterly boundary of the said North-South County Road a distance of 941.2 feet, more or less, to the true point of beginning, being entirely within the SE 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL XII:

The following described property in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 1,320 feet East and 916 feet North of an iron pin driven into the ground near the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 330 feet to a point; thence North 394.4 feet, more or less, to the North line of the Southeast quarter of the Northwest quarter (SE 1/4 NW 1/4) of said Section, Township and Range; thence West along said North line, 330 feet to a point on said line distant, East 30 feet from the said Northwest corner of said Southeast quarter; thence South and parallel with the West line of said Southeast quarter, 394.4 feet, more or less, to the point of beginning.

PARCEL XIII:

The north 70 feet of the south 139.2 feet of the west 131 feet of Lot 40, FAIR ACRES SUBDIVISION NO. 1, EXCEPTING THEREFROM the west 5 feet for County Road as set out in instrument recorded in Volume 349 at page 474, Klamath County, Oregon; and

SUBJECT TO: Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations, including the terms and provisions thereof, of the right to construct, erect and maintain ditches, telephone, telegraph, electric power lines upon premises as set out in Deed recorded March 4, 1929 in Volume 86 at page 109; and reservations, restrictions, easements and rights of way of record, and those apparent on the land, if any.

PARCEL XIV:

The North 70 feet of the South 139.2 feet of the West 131 feet of Lot 40, FAIR ACRES SUBDIVISION NO. 1, EXCEPTING THEREFROM the West 5 feet for County Road as set out in instrument recorded in Volume 349 at Page 474, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 18th day of Nov A.D., 19 92 at 10:25 o'clock A M., and duly recorded in Vol. M92 of Deeds on Page 27354.

FEE \$45.00

Evelyn Biehn - County Clerk

By Pauline M. Mulendore