

59001

BARGAIN AND SALE DEED

MTG 27773

Volm 93 Page 6003

KNOW ALL MEN BY THESE PRESENTS, that DEANNA E. CURTISS, hereinafter call Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CAMERON A. CURTISS, hereinafter call Grantee, and unto Grantee's heirs, successors and assigns all of her undivided one-half (1/2) interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT 'A' ATTACHED

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The consideration paid for this transfer is \$403,000.

In construing this deed and where the contest 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.

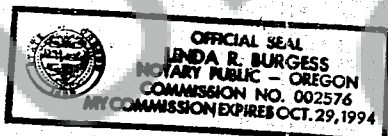
IN WITNESS WHEREOF, the Grantor has executed this instrument this 27 day of July, 1992.

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.

Deanna E. Curtiss
DEANNA E. CURTISS

STATE OF OREGON)
JACKSON) ss.
County of Klamath)

Personally appeared before me this 29th day of July, 1992, the above named Deanna E. Curtiss and acknowledged the foregoing instrument to be her voluntary act and deed.



Linda R. Burgess
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-29-94

Grantor's Name and Address:

Deanna E. Curtiss
3447 Evergreen
Klamath Falls, OR 97601

Grantee's Name and Address:

Cameron A. Curtiss
Harriman Route, Box 20
Klamath Falls, OR 97601

Return:

Until a change is requested, all tax statements shall be sent to:

Cameron A. Curtiss
Harriman Route, Box 20
Klamath Falls, OR 97601

**EXHIBIT A
LEGAL DESCRIPTION**

6004

PARCEL 1

Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Section 32 West of Lake: Government Lots 6, 7 and 8.

Section 33 West of Lake: Government Lots 3, 4, 5, 6, 7, and 8, and that portion of Government Lot 2 lying Westerly of a straight line running from the Northwest corner to the Southeast thereof.

ALSO the SW 1/4; W 1/2 SE 1/4; SE 1/4 SE 1/4.

Section 34 West of Lake: Government Lots 1, 2, 11 and 12; E 1/2 SW 1/4; SW 1/4 NW 1/4; SAVING AND EXCEPTING THEREFROM that portion of the SW 1/4 NW 1/4 described as follows:

Beginning at the Northwest corner of said SW 1/4 NW 1/4; thence Southeasterly along a straight line to the Southeast corner of said SW 1/4 NW 1/4; thence North along the East line of said SW 1/4 NW 1/4 to the Northeast corner thereof; thence West along the North line of said SW 1/4 NW 1/4 to the point of beginning.

ALSO SAVING AND EXCEPTING the Easterly 60 feet of even width of the Fractional SW 1/4 of said Section 34.

ALL the above described property further described by instrument establishing boundary lines recorded November 1, 1916, Volume 46, page 242, Deed Records of Klamath County, Oregon.

SAVING AND EXCEPTING from the above described property that portion thereof conveyed to Klamath County, a governmental subdivision of the State of Oregon, for road purposes, by deed recorded May 12, 1977 in Volume M77, page 8251, Deed Records of Klamath County, Oregon.

Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Section 3: NW 1/4 NW 1/4; NE 1/4 NW 1/4 EXCEPT the Easterly 60 feet of even width of said NE 1/4 NW 1/4 and that portion of the S 1/2 NW 1/4 described as follows:

Beginning at the Northeast corner of said S 1/2 NW 1/4; thence West along the North line of said S 1/2 NW 1/4 to the Northwest corner thereof; thence South along the West line of said S 1/2 NW 1/4 to the Southwest corner thereof; thence Northeasterly along a straight line to the point of beginning.

Section 4: Government Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14; NE 1/4 NW 1/4, NW 1/4 NE 1/4; SE 1/4 NW 1/4; NE 1/4 SW 1/4.

ALSO Government Lot 1 EXCEPT that portion thereof heretofore conveyed by Weyerhaeuser, Timber Company to the State of Oregon by deed dated September 13, 1951, recorded October 3, 1951 in Volume 250, page 175, Deed Records of Klamath County, Oregon.

ALSO that portion of the SE 1/4 SE 1/4 lying West of a line extending from the Southwest corner of said SE 1/4 SE 1/4 to the Northeast corner of Government Lot 6 of said Section 4.

SAVING AND EXCEPTING from the above described property that portion of Government Lot 6 lying Easterly of a straight line extending Southwesterly from the Northeast corner of said Government Lot 6 to the Southwest corner of the SE 1/4 SE 1/4 of Section 4.

(continued)

Section 8: NW 1/4 SW 1/4; S 1/2 SW 1/4; NE 1/4 SW 1/4; SE 1/4

Section 9: Government Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; N 1/2 SW 1/4; NW 1/4 SE 1/4

ALSO that part of the SW 1/4 SW 1/4 described as follows:

Beginning at the Southwest corner of said SW 1/4 SW 1/4; thence North along the West line of said SW 1/4 SW 1/4 to the Northwest corner thereof; thence East along the North line of said SW 1/4 SW 1/4 to the Northeast corner thereof; thence Southwesterly along a straight line to the point of beginning.

Section 17: N 1/2 NW 1/4

EXCEPTING THEREFROM the following:

A tract of land situated in the SW 1/4 of Section 34, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and the NW 1/4 of Section 3, Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northwesterly right of way line of the County Road to Eagle Ridge, as established by found center line hubs, from which the W 1/4 corner of said Section 3 bears South 51 degrees 41' 42" West 3152.04 feet; thence North 21 degrees 01' 06" West 1523.29 feet, to a 5/8 inch iron pin; thence North 81 degrees 59' 35" West 601.47 feet, to a 5/8 inch iron pin; thence North 08 degrees 00' 25" East 504.82 feet, to a 5/8 inch iron pin; thence North 11 degrees 16' 48" West 394.49 feet, to a 5/8 inch iron pin; thence North 12 degrees 00' 51" East 185.12 feet, to a 5/8 inch iron pin; thence North 20 degrees 12' 08" East 296.83 feet, to a 5/8 inch iron pin; thence North 16 degrees 13' 00" East 514 feet, more or less, to a point on the North line of said SW 1/4 of Section 34; thence Easterly along said North line, 946 feet, more or less, to a point that is 60 feet Westerly of the center 1/4 corner of said Section 34; thence Southerly, parallel to and 60 feet from the North-South center section line of said Section 34, 2596 feet, more or less, to a point on the section line common to said Sections 34 and 3; thence Southerly, parallel to and 60 feet from the North-South center section line of said Section 3, 670 feet, more or less, to a point on the Northwesterly right of way line of the said County Road to Eagle Ridge; thence South 59 degrees 44' 32" West 100.00 feet, more or less, to the point of beginning, with bearings based on a solar observation. Reference above described tract of land to recorded Survey No. 2744 as recorded in the office of the Klamath County Surveyor.

PARCEL 2

Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Section 28 West of Lake: Government Lots 3, 4, 5 and 6 and that portion of the NW 1/4 SE 1/4 described as follows:

Beginning at the Northwest corner of said NW 1/4 SE 1/4; thence South along the West line of said NW 1/4 SE 1/4 to the Southwest corner thereof; thence East along the South line of said NW 1/4 SE 1/4 to the Southeast corner thereof; thence Northwesterly along a straight line to the point of beginning.

(continued)

Legal Description - continued

Section 33 West of Lake: Government Lot 1, SAVING AND EXCEPTING therefrom that portion described as follows:

Beginning at the Northeast corner of said Section 33; thence West along the North line thereof to the Southwest corner of the SE 1/4 SE 1/4 of Section 28; thence Southeasterly along a straight line to the Southeast corner of said Government Lot 1; thence North along the East line of said Section 33 to the point of beginning.

ALSO that portion of Government Lot 2 described as follows:

Beginning at the Northwest corner of said Government Lot 2; thence East along the North line of said Government Lot to the Northeast corner thereof; thence South along the East line of said Government Lot to the most Southerly corner thereof; thence Southwesterly in a straight line to the Northwest corner thereof and the point of beginning.

LESS AND EXCEPTING from said Government Lots 1 and 2 the following parcel:

Beginning at an iron pipe in Government Lot 2 from which the East quarter corner of Section 33, Township 36 South, Range 7 East of the Willamette Meridian, West of Klamath Lake, bears South 23 degrees 51' East 1190.3 feet distant; thence North 33 degrees 09' 10" West 500 feet; thence South 56 degrees 50' 50" West 435.6 feet; thence South 33 degrees 09' 10" East 500 feet; thence North 56 degrees 50' 50" East 435.6 feet, more or less, to the point of beginning.

ALONG WITH a non-exclusive easement for ingress and egress over and across the existing road running from the above described tract of land to its intersection with the Lake of the Woods Highway and lying within the following described tract of land:

Government Lot 2, Section 33; SW 1/4 NW 1/4, Government Lot 1, and E 1/2 SW 1/4 Section 34, all in Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and NW 1/4 NW 1/4, Section 3 and Government Lot 5, 6, and 7 in Section 4, Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

*** END of LEGAL DESCRIPTION ***

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day
of March A.D., 19 93 at 9:09 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 6003.

FEE \$45.00

Evelyn Biehn, County Clerk

By Pauline Mullendore