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KCTC 4284

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BARGAIN AND SALE DEED

Mary Sue Hunter, Trustee of the HUNTER FAMILY TRUST U.T.A.D. June 7, 1990, Grantor, hereby conveys to LARRY M. KLIEWER and DEBRA A. KLIEWER, husband and wife, Grantees, the real property located in Klamath County, Oregon which is described on Exhibit "A" attached hereto and by this reference incorporated herein as though fully set forth.

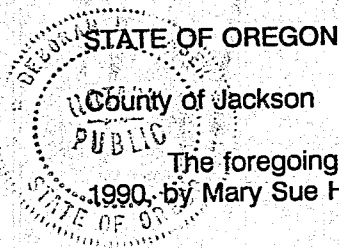
The true and actual consideration for this transfer is \$40,000.00.

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.

DATED this 22 day of June, 1990.

GRANTOR: HUNTER FAMILY TRUST

Mary Sue Hunter
Mary Sue Hunter, Trustee



The foregoing instrument was acknowledged before me this 22nd day of June, 1990, by Mary Sue Hunter, Trustee of the HUNTER FAMILY TRUST, Grantor.

Deborah L. Kaser
Notary Public for Oregon
My Commission Expires: 8-22-93

Until a change is requested, all tax statements should be sent to Mr. and Mrs. Larry M. Kliewer, 2520 Old Midland Road, Klamath Falls, OR 97603.

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

NE $\frac{1}{4}$ NE $\frac{1}{4}$, and S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 4, Township 40 South, Range 9 East of the Willamette Meridian.

SAVING AND EXCEPTING a tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4 Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8" rebar on the Section line between Sections 3 and 4, Township 40 South, Range 9 East of the Willamette Meridian, from which the Section corner common to Sections 3 and 4, said Township and Range and Sections 33 and 34, Township 39 South, Range 9 East of the Willamette Meridian bears North 0°54'43" West 30 feet; thence South 89°57'30" West 590 feet parallel to the North line of said Section 4, to a 5/8" rebar; thence South 0°54'43" East 438 feet to a 5/8" rebar thence North 89°57'30" East 590 feet to a 5/8" rebar on the Section line between Sections 3 and 4, said Township and Range; thence North 0°54'43" West 438 feet along said Section line to the point of beginning.

together therewith an easement for road and utility purposes across the easterly 35 feet of the following described property:

a tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4 Township 40 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows: Beginning at a 5/8" rebar on the Section line between Sections 3 and 4, Township 40 South, Range 9 East of the Willamette Meridian, from which the Section corner common to Sections 3 and 4, said Township and Range and Sections 33 and 34, Township 39 South, Range 9 East of the Willamette Meridian bears North 0°54'43" West 30 feet; thence South 89°57'30" West 590 feet parallel to the North line of said Section 4, to a 5/8" rebar; thence South 0°54'43" East 438 feet to a 5/8" rebar thence North 89°57'30" East 590 feet to a 5/8" rebar on the Section line between Sections 3 and 4, said Township and Range; thence North 0°54'43" West 438 feet along said Section line to the point of beginning.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

Exhibit "A"

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 29th day of April A.D., 19 93 at 10:09 o'clock A.M., and duly recorded in Vol. M93 of Deeds on Page 9203.

Evelyn Biehn - County Clerk

By Douglas M. Anderson

FEE \$35.00