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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM B. JOHNSON and MARY A. JOHNSON, husband and wife, Grantors, in consideration of property adjustment to them paid by

WILLIAM B. JOHNSON and MARY A. JOHNSON, Trustees or their successors in trust, under the JOHNSON LOVING TRUST dated July 29, 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 <sup>5th</sup> day of February, 1993.

x William B. Johnson  
WILLIAM B. JOHNSON

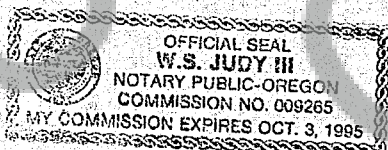
x Mary A. Johnson  
MARY A. JOHNSON

STATE OF OREGON )

) ss.

County of Klamath )

This instrument was acknowledged before me on <sup>2-5</sup> July, 1992, by WILLIAM B. JOHNSON and MARY A. JOHNSON.



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

Grantor/Grantee name and address:  
JOHNSON LOVING TRUST  
2126 Lakeshore  
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



## PARCEL I:

Lots 7 and 8 and the North 40 feet of Lot 6, Block 28, TOWN OF MERRILL, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL II:

Lots 3 and 18 of MARINA PARK, in the County of Klamath, State of Oregon.

## PARCEL III:

Lots 12 and 13 in Block 35 of HOT SPRINGS 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 IV:

A parcel of land situate in the Southwest quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, bears South 0 degrees 15' West 288.10 feet and South 89 degrees 39' 20" West 981.75 feet distant; thence North 0 degrees 15' East 206.90 feet to a point; thence North 43 degrees 05' 30" East 122.52 feet to a point on the Southwesterly right of way line of Lakeport Boulevard, as the same is presently located and constructed; thence following said Southwesterly right of way line along a curve to the right, the chord of which bears North 41 degrees 14' 05" West 59.00 feet to the true point of beginning; thence Northerly along the Southwesterly right of way line of Lakeport Boulevard to its intersection with the South line of Gage Road; thence Westerly along the South line of Gage Road to its intersection with the Easterly right of way line of Highway 97; thence South 8 degrees 35' 45" West along the Easterly right of way line of Highway 97 to the Northwest corner of parcel described in Contract of Sale recorded June 9, 1986 in Volume M-86 at Page 9941; thence East along the Northerly line of said parcel 521.38 feet to a point; thence North 60 degrees 03' 00" East 128.75 feet, more or less, to the point of beginning.

CODE 1 MAP 3809-20;CC TL 2100

## PARCEL V:

Beginning at the most Westerly corner of a parcel of land conveyed by Kincaid to Lillard as described in a deed recorded in Klamath County Deed Records, Volume 114, page 586, which point of beginning is on the Northerly right of way line of Lakeshore Drive and is South 75 degrees 29' East a distance of 118.42 feet from the most Northerly corner of Lot 26 in Ouse Kila Homesites, thence South 45 degrees 03' East a distance of 36.78 feet; thence Southeasterly along the arc of a curve which designates the Northerly right of way line of said Lakeshore Drive, whose radius is 380.9 feet in length, a distance of 163.22 feet; thence North 25 degrees 0' East a distance of 200 feet, more or less, to the shore-line of Upper Klamath Lake; thence Westerly along said shore-line a distance of 150 feet, more or less, to a point which is North 48 degrees 43' East from the point of beginning; thence South 48 degrees 43' West a distance of 136 feet, more or less to the point of beginning, being a parcel of land in the NE1/4 NE1/4 of Section 26, Township 38 South, Range 8 East of the Willamette Meridian.

Tax Account No.: 3808 026AA 02300

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## PARCEL VI:

Beginning at a point on the East right of way line of Secondary Highway No. 421 which lies North 89 degrees 59' East (this bearing is South 89 degrees 57' East in Lakewood Heights) a distance of 1375.08 feet and South 44 degrees 08' East along the East right of way line of the Highway a distance of 78.29 feet from the iron pin which marks the quarter section corner common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, (note this point of beginning marks the most Westerly corner of the tract described on page 531, Volume 164, Deed Records of Klamath County, Oregon) and running thence North 48 degrees 43' East along the Northwesterly line of the above noted tract a distance of 138.5 feet to a point on the shore-line of Upper Klamath Lake; thence North 66 degrees 17' West along the shore line of Upper Klamath Lake a distance of 12.76 feet to an iron pin; thence South 43 degrees 45' West a distance of 133.6 feet, more or less, to the point of beginning, said parcel being in Section 23, Township 38 South, Range 8 East of the Willamette Meridian and Section 26, Township 38 South, Range 8 East of the Willamette Meridian.

Tax Account No.: 3808 026AA 02300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 18th day  
of May A.D., 19 93 at 11:15 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 11188.

FEE \$40.00

Evelyn Biehn - County Clerk

By Pauline Mueland