

62247

BARGAIN AND SALE DEED Vol. 1793 Page 12325

KNOW ALL MEN BY THESE PRESENTS, That REBECCA S. RUDELL-SORENSEN

and ELDWIN SORENSEN

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

ELDWIN H. SORENSEN

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ OTHER THAN MONEY

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context 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 20th day of May, 1993; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Rebecca S. Ruddell-Sorensen  
Rebecca S. Ruddell-Sorensen

Eldwin Sorensen  
ELDWIN SORENSEN

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 5/20, 1993

by Rebecca S. Rudell-Sorensen

This instrument was acknowledged before me on 19, 19

by

as

of

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96



Rebecca S. Ruddell-Sorensen

8620 BOOTH RD.

KLAMATH FALLS, OR 97601

Grantor's Name and Address

Eldwin Sorensen

8620 BOOTH ROAD

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Eldwin Sorensen

8620 BOOTH RD

KLAMATH FALLS, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Eldwin Sorensen

8620 BOOTH ROAD

KLAMATH FALLS, OR 97601

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, 19

at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED FOR RECORDER'S USE

State of Oregon

County of KLAMATHMay 28<sup>th</sup>, 19 93

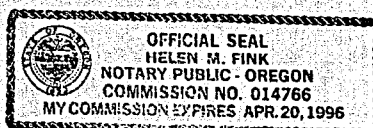
Personally appeared the above named ELDWIN SORENSON,  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)



Notary Public for Oregon

My Commission expires: 4/20/96

### EXHIBIT "A" LEGAL DESCRIPTION

#### PARCEL 1:

A tract of land situated in the E1/2 SE1/4 of Section 7, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described in Deed Volume M84, page 20814, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Deed Volume M84, page 20814, from which the C-E 1/16 corner of said Section 7 bears North 89 degrees 49' 13" West 34.50 feet; thence along the boundary of said Deed Volume M84, page 20814, South 89 degrees 49' 13" East 340.95 feet, along the arc of a curve to the right (radius = 259.41 feet and central angle = 90 degrees 33' 15") 409.99 feet, to a point 15 feet Easterly of an existing drain and South 00 degrees 44' 02" West, paralleling said drain, 130.08 feet; thence North 89 degrees 49' 13" West 596.26 feet; thence North 00 degrees 14' 02" West 392.00 feet to the point of beginning, with bearings based on the recorded survey of Major Land Partition No. 85-83.

TOGETHER WITH: Ingress and egress easements as recorded in Deed Volume M84, page 20818, Microfilm Records of Klamath County, Oregon, and M84, page 20820 Microfilm Records of Klamath County, Oregon.

#### PARCEL 2:

A tract of land situated in the E1/2 SE1/4 of Section 7, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described in Deed Volume M84, page 20814, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Deed Volume M84, page 20814, from which the C-E 1/16 corner of said Section 7 bears North 89 degrees 49' 13" West 4.50 feet; thence Southerly 1824.95 feet (along an existing fence line which is the property line by agreement recorded in Deed Volume M84, page 7916 thru 7918 of the Microfilm Records of Klamath County, Oregon) to the centerline of an existing drain ditch; thence along the centerline of said drain ditch the following courses and distances; North 63 degrees 44' 26" East 595.56 feet, North 68 degrees 19' 02" East 135.92 feet, North 65 degrees 31' 30" East 53.94 feet, North 45 degrees 27' 21" East 63.93 feet, North 09 degrees 20' 02" East 62.44 feet, North 00 degrees 05' 07" East 142.70 feet, North 07 degrees 23' 48" East 128.22 feet; thence South 79 degrees 47' 46" East 15.00 feet; thence Northerly 15.00 feet Easterly of and parallel with said ditch the following courses and distances; along the arc of a curve to the left (radius point bears North 79 degrees 47' 46" West 135.00 feet and central angle = 64 degrees 29' 22") 151.95 feet, North 54 degrees 17' 08" West 70.42 feet, along the arc of a curve to the right (radius = 135.00 feet and central angle = 33 degrees 10' 29") 78.10 feet, North 21 degrees 06' 39" West 31.90 feet, along the arc of a curve to the right (radius = 155.00 feet and central angle = 21 degrees 50' 41") 59.10 feet, North 00 degrees 44' 02" East 398.11 feet; thence North 89 degrees 49' 13" West 596.26 feet; thence North 00 degrees 14' 02" West 392.00 feet; thence North 89 degrees 49' 13" West 30.00 feet, to the point of beginning.



EXCEPTING THEREFROM: that portion within Vale Road and/or Booth Road, bearings based on the survey of Major Land Partition 85-83.

TOGETHER WITH: Ingress and egress easements as recorded in Deed Volumes M84, page 20815, Microfilm Records of Klamath County, Oregon, and M84, page 20820 Microfilm Records of Klamath County, Oregon.

ALSO: an ingress and egress easement, more particularly described as follows: Beginning at a point South 89 degrees 49' 13" East 34.50 feet from the said C-E 1/16 corner; thence continuing South 89 degrees 49' 13" East 60.00 feet; thence South 00 degrees 14' 02" East 90.00 feet; thence North 89 degrees 49' 13" West 60.00 feet; thence North 00 degrees 14' 02" West 90.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28th day  
of May A.D., 19 93 at 11:25 o'clock A M., and duly recorded in Vol. M93,  
of Deeds on Page 12325.

Evelyn Biehn County Clerk

FEE \$40.00

By

Annette Mueller