

68832

09-29-93A09:17 RCVD

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MTC 1396-6626

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that I, FRED W. KOEHLER, JR., aka FRED W. KOEHLER, hereinafter called Grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto WILLIAMSON RIVER ASSOCIATES, a limited partnership, FRED W. KOEHLER, JR., general partner, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer is to correct the record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 28<sup>th</sup> day of September, 1993.

Fred W. Koehler, Jr.  
aka Fred W. Koehler

STATE OF OREGON, County of Klamath) ss.

Before me this 28 day of September, 1993, personally appeared the above-named FRED W. KOEHLER, JR., aka FRED W. KOEHLER, and acknowledged the foregoing instrument to be his voluntary act and deed.

Wendi M. Hassel  
Notary Public for Oregon  
My Commission Expires: 10-2-93

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1993 at \_\_\_\_\_ o'clock \_\_\_\_\_ a.m., and recorded in Vol. # 93, Page \_\_\_\_\_ in the Official Records of Klamath County, Oregon.

EVELYN STEIN

By: \_\_\_\_\_  
Deputy

AFTER RECORDING, MAIL TO:

Michael L. Brant  
325 Main Street  
Klamath Falls, OR 97601

## Exhibit "A"

That portion of NE 1/4 laying East of Highway No. 97 in Section 21, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

and

That portion of Government Lots 23 and 28 lying East of Highway #97 and that portion of Government Lot 22 lying West of Williamson River situated in the SE 1/4 of Section 16, Township 35 South, Range 7 East of the Willamette Meridian.

Subject To:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm use. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment.
3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
4. Rights of the public and of governmental bodies in that portion lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
5. Reservations, including the terms and provisions thereof; as set forth in deed recorded July 24, 1957, in Deed Volume 293 at page 242. (Affects NE 1/4 Section 21, Township 34 S., Range 7 EWM.)
6. Subject to subsurface rights, including the terms and provisions thereof, as set forth in Deed Volume 293 at page 242, recorded July 24, 1957. (Affects Section 21, Township 34 S., Range 7 EWM.)
7. An easement created by instrument, including the terms and provisions thereof, dated March 5, 1959, recorded March 31, 1959, in Book 311, page 186, Deed Records, in favor of State of Oregon for haul road easement over Section 21, Township 34 S., Range 7 EWM.
8. Right of way, including the terms and provisions thereof, as disclosed by Patent dated July 26, 1947, recorded November 6, 1957, in Book 295, page 396, Deed Records; right of way to Pacific Telephone and Telegraph Company. (Affects Section 16, Township 35 S., Range 7 EWM.)
9. Subject to all subsurface rights, except water, as set forth in Patent recorded November 6, 1957, in Book 396, Deed Records. (Affects Section 16, Township 35 S., Range 7 EWM.)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 29th day  
of Sept. A.D., 19 93 at 9:17 o'clock AM. and duly recorded in Vol. M93  
of Deeds on Page 25108

Evelyn Biehn - County Clerk

By Pauline M. Mendenhall

FEE \$35.00