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01-05-94P03:26 RC BARGAIN & SALE DEED Vol. m94 Page 529

KNOW ALL MEN BY THESE PRESENTS, That the ESTATE OF KEITH L. RICE, deceased, pursuant to Will of deceased, and to the Order Decreeing Distribution from the Circuit Court of the State of Oregon for Klamath County in the Matter of the Estate of Keith L. Rice, deceased, does hereby grant, bargain, sell and convey unto KEITH L. RICE, JR., and WILLIAM P. BRANDSNESS, TRUSTEES, Grantees, all that certain real property in Klamath County, Oregon, described as follows:

A parcel of land situated in the N 1/2 SE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of the N 1/2 N 1/2 SE 1/4 SE 1/4 of said Section 10, said point being in the centerline of the County Road; thence South 89°45'43" West, 1000.15 feet to a 5/8 inch iron pin in the centerline of a drain ditch; thence along the drain ditch, South 16°34'00" West 70.04 feet; thence continuing along said ditch South 07°18'08" East 223.92 feet; thence continuing along said ditch South 07°13'15" West 44.56 feet to a 5/8 inch iron pin on the South line of the N 1/2 N 1/2 SE 1/4 SE 1/4 of said Section 10; thence leaving said ditch North 89°45'19" East 996.96 feet to the Southeast corner of the N 1/2 N 1/2 SE 1/4 SE 1/4; thence North 00°03'04" East along the East line of said Section 10, 333.32 feet to the point of beginning, EXCEPTING THEREFROM the East 295 feet of the above-described property,

TOGETHER WITH a non-exclusive easement for purposes of ingress and egress by a 60 foot wide strip of land lying 30 feet on each side of the North line of the SE 1/4 SE 1/4 of said Section 10,

TO HAVE AND TO HOLD the same unto Grantees.

The true and actual consideration of this transfer is to complete distribution of the estate of Keith L. Rice, deceased.

IN WITNESS WHEREOF, Grantor has executed this instrument this 5th day of August, 1980.

ESTATE OF KEITH L. RICE

by Keith L. Rice, Jr.  
Keith L. Rice, Jr.,  
Personal Representative

STATE OF OREGON

County of Klamath

SS

August 5, 1980

Personally appeared Keith L. Rice, Jr., and acknowledged the foregoing instrument to be his voluntary act, and that he executed the same in the capacity therein stated.

Before me:

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

AFTER RECORDING

RETURN TO:

VINCE CARTER

613 ROOSEVELT

KLAMATH FALLS, OR 97601

Gail V. McDonald  
Notary Public for Oregon

My Commission expires: Feb. 22, 1984

STATE OF OREGON, COUNTY OF KLAMATH:

SS.

Filed for record at request of Aspen Title co  
of Jan A.D., 19 94 at 3:26 o'clock P. M., and duly recorded in Vol. M94  
of Deeds on Page 529

FEE \$30.00

Evelyn Biehn

County Clerk

By Dorlene M. Anderson