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01-26-94P03:40 RCVD

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RETURN TO: William P. Brandsness 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENTS TO: R. Charles Halvorsen 2110 Washburn Way Klamath Falls, OR 97601	CLERK'S STAMP:
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-BARGAIN AND SALE DEED-

ROBERT J. HALVORSEN, Grantor, conveys to R. CHARLES HALVORSEN, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 3, Block 2, Tract 1080 WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT the following 2 tracts of land:

A tract of land situated in Lot 3, Block 2, as shown on the map entitled "TRACT 1080 WASHBURN PARK," a duly recorded subdivision in Klamath County, Oregon, said tract of land being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, said point being at the intersection of the Southerly right of way line of the O.C. & E. Railroad and the Westerly right of way line of Washburn Way; thence South 00 degrees 03'30" West, along said Washburn Way right of way line, 94.58 feet; thence North 89 degrees 56'30" West 161.96 feet to a point on the West line of said Lot 3; thence North 00 degrees 03'30" East 138.59 feet to a point on a curve, radius point of which bears South 06 degrees 50'01" East 356.28 feet; thence along the arc of said curve to the right (central angle equals 08 degrees 32'26" and radius equals 356.28 feet) 53.11 feet to a point on the said Southerly right of way line of the O.C. & E. Railroad, being the North line of said Lot 3; thence South 66 degrees 51'15" East 118.43 feet to the point of beginning.

AND a tract of land being a portion of Lot 3, Block 2, Tract 1080, WASHBURN PARK, a duly recorded subdivision, situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of said Lot 3, Block 2; thence South 00 degrees 03'30" West, along the West line of said Lot 3, Block 2, 25.03 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right (radius point bears South 06 degrees 50' 01" East 356.28 feet and central angle = 08 degrees 32'26") 53.11 feet to a 5/8 inch iron pin on the Northerly line of said Lot 3, Block 2; thence North 66 degrees 51'15" West 57.63 feet to the point of beginning, with bearings based on said Tract 1080, WASHBURN PARK.

The true and actual consideration for this transfer is part of a transaction which involves the trade of other property.

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 use.

DATED this 25 day of October, 1993.

R. J. Halvorsen

1. BARGAIN & SALE DEED

STATE OF OREGON

County of Klamath

ss. October 25, 1993.

2775

Personally appeared the above-named ROBERT J. HALVORSEN, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Barbara L. Masters
Notary Public for Oregon

My Commission expires: 2-5-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandness & Brandness the 26th day
of Jan A.D., 1994 at 3:40 o'clock P.M., and duly recorded in Vol. M54
of Deeds on Page 2774.

FEE \$35.00

Evelyn Biehn

County Clerk

By Quinn Millenstare

2. BARGAIN & SALE DEED

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