

78999

BARGAIN AND SALE DEED

LAWRENCE C. JESPERSEN, JR., VIOLETTE MAUREEN JESPERSEN, KENNETH L. JESPERSEN, LORNA C. JESPERSEN, LEONARD KARL JESPERSEN, and VICKY LYNN JESPERSEN, Grantor, conveys to TRIPLE J. FARMS, a co-partnership consisting of LAWRENCE C. JESPERSEN, JR., VIOLETTE MAUREEN JESPERSEN, KENNETH L. JESPERSEN, LORNA C. JESPERSEN, LEONARD KARL JESPERSEN, and VICKY LYNN JESPERSEN, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

Parcel 1: SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5; N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ and that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, lying East of Swan Lake Road; and the S $\frac{1}{2}$ NW $\frac{1}{4}$ and that portion of the SW $\frac{1}{4}$ of Section 9, lying East of Swan Lake Road, all being in Township 38 South, Range 10 east of the Willamette Meridian.

Parcel 2: The SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 5, Township 38 South, Range 10 East of the Willamette Meridian.

Parcel 3: The S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 4 and the N $\frac{1}{2}$ NW $\frac{1}{4}$ Section 9, Township 38 South, Range 10 East of the Willamette Meridian.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Grant of right of way, including the terms and provisions thereof, given by John V. Lilly and Edna B. Lilly, husband and wife, and the California Oregon Power Company, a California corporation, dated May 6, 1953, recorded May 12, 1953, in Volume 260, page 544, Deed Records of Klamath County, Oregon.
3. Right of way, including the terms and provisions thereof, given by John V. Lilly and Edna B. Lilly, and The California Oregon Power Company, a California corporation, dated July 7, 1953, recorded July 10, 1953, in Volume 261, page 596, Deed records of Klamath County, Oregon.
4. Conditions and restrictions, in deed from United States of America, to Nevin Cattle Company, a California corporation, dated January 16, 1968, recorded February 28, 1968, in Deed Volume M-68, page 1661, Deed Records of Klamath County, Oregon, as follows: "... there is reserved from the lands hereby granted, a right of way thereon for ditches and canals constructed by the authority of the United States. Reserving, also, to the United States, all minerals in the following described lands so patented, together with the right to prospect for, mine and remove the same as authorized by the provisions of said Section 8 as amended as aforesaid."
5. Mortgage, including the terms and provisions thereof, executed by Curtis T. Underwood and Della A. Underwood, husband and wife, to The Federal Land Bank of Spokane, a corporation of Spokane, Washington, dated September 4, 1979, recorded October 8, 1979, in Volume M-79, page 23735, Mortgage records of Klamath County, Oregon, to secure the payment of \$280,000.00 which said Mortgage, Grantees agree to assume and pay holding Grantors harmless therefrom.

The true consideration for this conveyance is \$-0-.

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 of county planning department to verify

1 - BARGAIN AND SALE DEED

40-64

approved uses.

10866

DATED this 30 day of March, 1994.

Lawrence C. Jespersen, Jr.
Lawrence C. Jespersen, Jr.

Kenneth L. Jespersen
Kenneth L. Jespersen

Leonard Karl Jespersen
Leonard Karl Jespersen

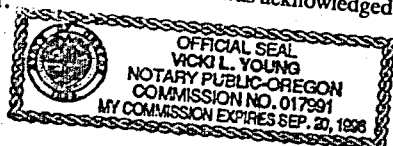
STATE OF OREGON)
County of Klamath) ss.

Violette Maureen Jespersen
Violette Maureen Jespersen

Lorna C. Jespersen
Lorna C. Jespersen

Vicky Lynn Jespersen
Vicky Lynn Jespersen

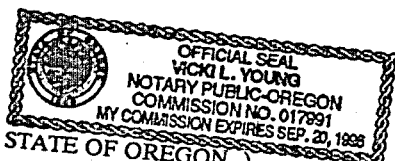
This instrument was acknowledged before me this 30 day of March, 1994, by Lawrence C. Jespersen, Jr.



STATE OF OREGON)
County of Klamath) ss.

Vicki L. Young
Notary Public of Oregon
My commission expires: 9-20-98

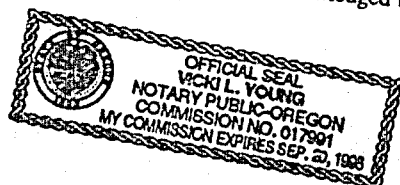
This instrument was acknowledged before me this 30 day of March, 1994, by Violette Maureen Jespersen



STATE OF OREGON)
County of Klamath) ss.

Vicki L. Young
Notary Public of Oregon
My commission expires: 9-20-98

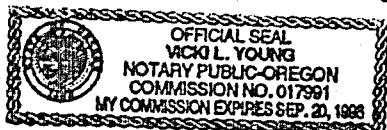
This instrument was acknowledged before me this 31 day of March, 1994, by Kenneth L. Jespersen



Vicki L. Young
Notary Public of Oregon
My commission expires: 9-20-98

STATE OF OREGON)
) ss.
 County of Klamath)

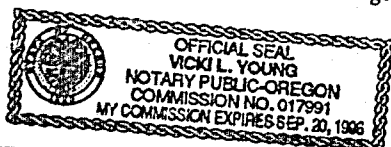
This instrument was acknowledged before me this 1 day of ^{April} ~~March~~, 1994, by Lorna C. Jespersen



Vicki L. Young
 Notary Public of Oregon
 My commission expires: 9-20-96

STATE OF OREGON)
) ss.
 County of Klamath)

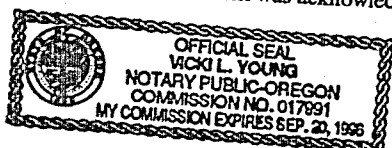
This instrument was acknowledged before me this 1 day of ^{April} ~~March~~, 1994, by Leonard Karl Jespersen



Vicki L. Young
 Notary Public of Oregon
 My commission expires: 9-20-96

STATE OF OREGON)
) ss.
 County of Klamath)

This instrument was acknowledged before me this 2 day of ^{April} ~~March~~, 1994, by Vicky Lynn Jespersen



Vicki L. Young
 Notary Public of Oregon
 My commission expires: 9-20-96

After Recording Return to:
 Lawrence C. Jespersen, Jr.
 12941 Swan Lake Road
 Klamath Falls, OR 97603

Until a change is requested,
 all tax statements shall be
 sent to the following person:

Lawrence C. Jespersen, Jr.
 12941 Swan Lake Road
 Klamath Falls, OR 97603

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Boivin, Uerlings
 on this 12th day of April A.D., 19 94
 at 11:17 o'clock A M. and duly recorded
 in Vol. M94 of Deeds Page 10865

Evelyn Biehn County Clerk
 By Douglas M. Miller
 Deputy.

Fee, \$40.00