

K-46055

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that DALE A. FLEMING and JANICE M. FLEMING, husband and wife, grantors in consideration of property adjustment to them paid by:

DALE A. FLEMING and JANICE M. FLEMING, Trustees,
or their successors in trust, under the FLEMING Living Trust
dated June 7, 1994, and any amendments thereto.

Grantees do hereby grant, bargain, sell and convey unto the said grantees its heirs and assigns, all interest we have in the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

See Attached Exhibit "A"

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 PERSONA ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

To Have and to Hold, the above described premises unto the said grantee, heirs and assigns forever.

Witness their hands this 7th day of June, 1994.

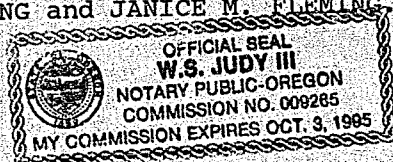
Dale A. Fleming
DALE A. FLEMING

Janice M. Fleming
JANICE M. FLEMING

STATE OF OREGON)
County of Klamath)

"This is a revocable
living trust."

This instrument was acknowledged before me on June 7, 1994, by DALE A. FLEMING and JANICE M. FLEMING.



W.S. Judy III
Notary Public for Oregon

Grantors name and address:
Mr. & Mrs. Dale A. Fleming
4500 O'Connor Road
Klamath Falls, Oregon 97603

Grantees name and address:
Fleming Living Trust
4500 O'Connor Road
Klamath Falls, Oregon 97603

After recording return to:
William S. Judy, III
1200 N.E. Seventh Street
Grants Pass, OR 97526

Mail tax statements to:
Same as of record

EXHIBIT "A"

PARCEL #1:

PARCEL 1: All that part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 40 South, Range 9 E.W.M., Klamath County, Oregon, lying South of the South boundary of the D2 Irrigation Lateral and East of the Northeasterly boundary of the "C" Canal.

PARCEL 2: That portion of the NE $\frac{1}{4}$, Section 12, Township 40 South, Range 9 E.W.M., lying between the "C" Canal and the Southern Pacific Railroad track, and south of the Cross Road. EXCEPTING THEREFROM a strip of land along the South boundary conveyed to the United States of America by deed recorded June 18, 1923, in Deed Volume 61 page 238. ALSO EXCEPTING THEREFROM a strip of land along the North boundary conveyed to the United States of America by deed recorded December 10, 1929 in Deed Volume 88, page 362.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; pumping contract, including the terms and provisions thereof, executed by United States of America, and W. M. Williams, a single man, dated December 26, 1931, recorded January 4, 1932, Volume 96 of Deeds, page 525, records of Klamath County, Oregon; (Affects Parcel 1) pumping contract, including the terms and provisions thereof, executed by United States of America to Wm. M. Williams, and Elizabeth Williams, husband and wife, contractor, dated June 12, 1937, Volume 110 of Deeds, page 363, records of Klamath County, Oregon; (Affects Parcel 1) pumping contract, including the terms and provisions thereof, executed by United States of America, to Wm. M. Williams and Elizabeth Williams, husband and wife, contractor, dated March 10, 1939, recorded April 21, 1939 in volume 121 of Deeds, page 505, records of Klamath County, Oregon; (Affects Parcel 1) reservations of record; easements and rights of way of record and apparent thereon; and terms and conditions of special assessment by Klamath County, Oregon, as farm use and the right of said Klamath County to additional taxes in the event said use should be changed, which obligation grantees assume and agree to pay and perform.

PARCEL #2:

County of Klamath State of Oregon.

A parcel of property situated in Section 6, Township 40 South, Range 10 E.W.M. more particularly described as follows:

Beginning at the Northwest corner of Section 6, thence East along the North line of Section 6 to the C-5 lateral which is the true point of beginning, thence South along C-5 lateral 100 feet, thence West 100 feet, thence North to the North line of Section 6, thence East along the North line of Section 6 to the point of beginning.

TOGETHER WITH an easement for ingress and egress twenty feet in width lying along and south of the North line of Section 6 from State Highway 39 to the above-described premises.

TOGETHER WITH the license and permit to use the garage as it is now situated on the East side of the C-5 lateral adjacent to the above-described premises.

Continued...

EXHIBIT "A"

18860

PARCEL #3:

Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Section 16: SW1/4

Section 23: E1/2 SW1/4, E1/2 NE1/4

Section 14: SE1/4, SW1/4

Section 15: SE1/4, N1/2 SW1/4, all that portion of the NW1/4 NW1/4 and of the S1/2 NW1/4 described as follows: Beginning at the corner common to Sections 9, 10, 15 and 16; thence East 183 feet; thence South 38 degrees 43' West 25 feet; thence South 7 degrees 30' West 370 feet; thence South 20 degrees 00' West 385 feet; thence South 33 degrees 15' East 425 feet; thence South 12 degrees 00' East 435 feet; thence South 56 degrees 30' East 350 feet; thence South 43 degrees 20' East 290 feet; thence South 18 degrees 30' East 300 feet; thence South 27 degrees 45' East 250 feet; thence South 80 degrees 00' East 190 feet; thence North 76 degrees 30' East 520 feet; thence South 76 degrees 00' East 345 feet; thence South 89 degrees 00' East 490 feet; thence South 65 degrees 30' East 30 feet; thence South to the Southeast corner of the SE1/4 NW1/4 of said Section 15; thence West along the South line of said NW1/4 of said Section 15, to the quarter corner common to Sections 15 and 16; thence North along the section line to the point of beginning.

Section 16: W1/2 NE1/4, SE1/4 NE1/4, E1/2 NW1/4, and the SE1/4

Section 22: E1/2 NE1/4, NE1/4 SE1/4

Section 23: E1/2 NW1/4, NW1/4 NW1/4, W1/2 SE1/4, NW1/4 SW1/4, and W1/2 SE1/4

Section 26: NW1/4 NE1/4

Tax Account Numbers:

4009 00000 00200	4009 00000 00300	4009 00000 00400
4009 00000 01800	4009 00000 01900	4009 00000 02000
4009 00000 02100	4009 00000 02200	4009 00000 02300
4009 00000 02500	4009 00000 02600	4009 00000 02700
4009 01400 00700	4009 01400 00800	4009 01400 00900
4009 01400 01000	4009 01400 01100	4009 01500 00200
4009 01600 00400		

PARCEL #4:

Beginning at the Northwest corner of Section 6, Township 40 South, Range 10. E.W.M., and running thence South 93 rods; thence East to Lost River; thence Northwesterly up Lost River to the North line of said Section 6; thence West along the North line of said Section 6 to the place of beginning, containing 80 acres, more or less.

SUBJECT TO the life estate of Dorathie J. Fleming as evidence by Deed M-85, page 392, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co
of June A.D. 19 94 at 3:25 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 18858

FEE \$40.00

Evelyn Biehn County Clerk

By Pauline Mullenbarger