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09-19-94P02:38 RCVD

Vol. m94 Page 29524

BARGAIN AND SALE DEED

Gary L. Voight and Shirley R. Voight, husband and wife, Grantor, conveys to Taylor E. High and Betty J. High, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

A Tract of land situated in the $E\frac{1}{2}E\frac{1}{2}$ of Section 13, T39S, R10EWM, and the $N\frac{1}{2}SW\frac{1}{4}$, of Section 19, T39S, R11 $\frac{1}{2}$ EWM, Klamath County, Oregon.

Beginning at a railroad spike, marked L.S. 658, on the center line of the South Poe Valley Road from which the corner common to Sections 13 and 24 bears $S64^{\circ}57'52''W$ 490.58 feet; thence $N06^{\circ}33'27''E$ 423.32 feet to a 5/8 inch iron pin with a Tru-Line Surveying plastic cap on the southerly bank of the spring ditch; thence North to Lost River; thence Southeasterly along Lost River to the Northwesterly corner of that tract of land described in Volume M86, pages 8496 and 8497 of the Klamath County Deed Records; thence South to the north line of the $SE\frac{1}{4}SW\frac{1}{4}$ of said Section 19; thence westerly along said north line to the center line of South Poe Valley Road; thence northwesterly along said center line to the point of beginning.

RESTRICTIONS.

1. This transfer is intended as a lot line adjustment. Grantees and their successors are restricted from transferring the real property described above unless it is contemporaneous with the transfer of the following described real property:

Lots Seven (7) and Eight (8) of Section 19; $NW\frac{1}{4}NW\frac{1}{4}$ of Section 29; $NE\frac{1}{4}$, and $N\frac{1}{2}SE\frac{1}{4}$ of Section 30, all in Township 39 South, Range 11 $\frac{1}{2}$ East of Willamette Meridian.

Saving and excepting from said premises that portion thereof heretofore conveyed to the United States of America, described in deed of record in Vol. 37 at page 589, Deed Records of Klamath County, Oregon.

Subject to easements granted to The California Oregon Power Company, described in instruments of record in Deed Records of Klamath County, Oregon. Also subject to mortgage lien in favor of The United States National Bank of Portland (Oregon), dated June 15, 1951, recorded June 16, 1951, in Book 139, Page 622, Mortgage Records of Klamath County, Oregon, which easements and which said mortgage the grantees herein assume and agree to observe, respect and pay as part consideration for this conveyance.

The intent of this restriction is that the two parcels shall henceforth be contiguous and in the same ownership.

2. Reserving to Grantors the right to irrigate grantors' adjacent property described in Exhibit 1 attached hereto and incorporated herein by reference, together with an unrestricted right of access upon the property conveyed hereby to construct, reconstruct and maintain irrigation and/or drainage ditches or canals upon such locations as grantors or their successors may deem appropriate for the benefit of the property described in Exhibit 1.

3. Reserving the grantors as and for an appurtenance to the property described in Exhibit 1 as restriction upon any construction as follows: No portion of any house appurtenance or outbuilding shall be less than 100 yards from the easterly property line of the property described in Exhibit 1.

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The true consideration for this conveyance is \$10.00.

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 COUNT PLANNING DEPARTMENT TO VERIFY APPROVED USES AND THE DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

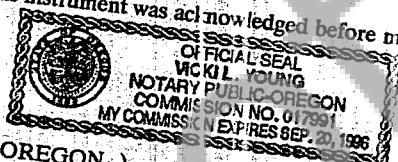
DATED this 19 day of September, 1994.

Gary L. Voight
Gary L. Voight

STATE OF OREGON)
County of Klamath) ss.

Shirley R. Voight
Shirley R. Voight

This instrument was acknowledged before me on the 19 day of September, 1994, by Gary L. Voight.

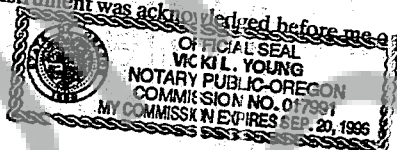


STATE OF OREGON)
County of Klamath) ss.

Vicki L. Young
Notary Public of Oregon

My commission expires: 9-20-96

This instrument was acknowledged before me on the 19 day of September, 1994, by Shirley R. Voight.



Vicki L. Young
Notary Public of Oregon

My commission expires: 9-20-96

GRANTOR.

Gary L. & Shirley R. Voight
17217 South Poe Valley Road
Klamath Falls, OR 97603

GRANTEE:

Taylor E. & Betty J. High

AFTER RECORDING RETURN TO:

Taylor E. & Betty J. High
17301 South Poe Valley Road
Klamath Falls, OR 97603

TAX STATEMENTS SENT TO:

Taylor E. & Betty J. High
17301 South Poe Valley Road
Klamath Falls, OR 97603

PARCEL 1

LEGAL DESCRIPTION

The Easterly 634 feet of Government Lot 8; all Government Lot 9; the Easterly 634 feet of the NW1/4 SE1/4; the SE1/4 SE1/4 of Section 13; the Easterly 634 feet of the NW1/4 NE1/4 of Section 24; the N1/2 NE1/4 of Section 25 all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 9, Section 19, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to Edward E. Jamison and Minnie R. Jamison, being a one-acre parcel, more or less, and being more particularly described as follows:

Beginning at the Southeast quarter of Lot Nine (9) of Section Nineteen (19) in Township Thirty Nine (39) South, Range Eleven and one-half (11 1/2) East of the Willamette Meridian; thence West along the South line of said Lot Nine (9), Two hundred (200) feet; thence North at right angles to the South line of said Lot Nine (9) to Lost River; thence Southeasterly up Lost River to the place of beginning.

Government Lot 10, Section 19; Government Lots 3 and 4, the SE1/4 SW1/4 of Section 30; Government Lot 1; the NE1/4 NW1/4; the SW1/4 of the NE1/4; the SE1/4 of the NW1/4 of Section 31, all in Township 39 South, Range 11 1/2 East of Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM those portions lying within the boundaries of canals and ditches conveyed to the United States by instruments recorded in Volume 38, page 518 and Volume 38, page 519, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lot 9 and the SE1/4 SE1/4 of Section 13, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and in Government Lots 9 and 10 of Section 19, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the centerline of the South Poe Valley Road from which the Southeast corner of said Section 13 bears South 64 degrees 57' 52" West 490.58 feet; thence North 06 degrees 38' 27" East 443.42 feet to the center of the Spring Ditch; thence Northwesterly, along the center of said Ditch, to a point that bears North 59 degrees 35' 22" West 1250.00 feet from the last said point; thence North 03 degrees 36' 45" East 894.13 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 35 degrees 57' 20" West 118.91 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 14 degrees 23' 40" East 406.75 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing North 14 degrees 25' 40" East 5 feet, more or less, to the Mean High Water Line, of Lost River, thence Southeasterly, along said Mean High Water Line, to a point on the West line of that tract of land in Government Lot 9 of said Section 19, described in Deed Volume M86 pages 8496 and 8497; thence Southerly, along said West line, to the Southwest corner of Lot 9, to a point on the centerline of said South Poe Valley Road; thence Northwesterly, along said centerline, to the point of beginning. With bearings based on Recorded Survey No. 4098, as recorded in the office of the Klamath County Surveyor.

Tax Account No:	3910 00000 02300	3911 V0000 06500
	3910 00000 02500	3911 V0000 06600
	3910 00000 02600	3911 V1900 00400 (portion)
	3910 01300 00700 (portion)	3911 V3000 00400

PARCEL 2

A tract of land situated in Government Lot 9 and the SE1/4 SE1/4 of Section 13, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and in Government Lots 9 and 10 of Section 19, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the centerline of the South Poe Valley Road from which the Southeast corner of said Section 13 bears South 64 degrees 57' 52" West 490.58 feet; thence North 06 degrees 38' 27" East 443.42 feet to the center of the Spring Ditch; thence Northwesterly, along the center of said Ditch, to a point that bears North 59 degrees 35' 22" West 1250.00 feet from the last said point; thence North 03 degrees 36' 45" East 894.13 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 36 degrees 57' 20" West 118.91 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 14 degrees 25' 40" East 406.75 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing North 14 degrees 25' 40" East 5 feet, more or less, to the Mean High Water Line, of Lost River, thence Southeasterly, along said Mean High Water Line, to a point on the West line of that tract of land in Government Lot 9 of said Section 19, described in Deed Volume 886 pages 8496 and 8497; thence Southerly, along said West line, to the Southwest corner of said tract; thence Westerly, along the South line of said Government Lot 9, to a point on the centerline of said South Poe Valley Road; thence Northwesterly, along said centerline, to the point of beginning. With bearings based on Recorded Survey No. 4098, as recorded in the office of the Klamath County Surveyor.

Tax Account No: 3910 01300 00700 (portion) 3911 01900 00400 (portion)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Boivin & Uerlings the 19th day
of Sept A.D., 19 94 at 2:38 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 29524

FEE \$45.00

Evelyn Biehn County Clerk

By Pauline M. Miller