

90937

11-10-94P03-25 RCLVD

BARGAIN AND SALE DEED

"Correction Deed"

Page 34748

KNOW ALL MEN BY THESE PRESENTS, That Daniel Lee Eddy

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Daniel Lee Eddy as Trustee of the Eddy Living Trust

, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath

, State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

This correction deed is being placed of record to correct and clarify legal descriptions shown in deeds recorded May 21, 1993 in Book M-93 at Page 11599 and Page 11600.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to clear title

⑥However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ⑥(The sentence between the symbols ⑥, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of , 19;

if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

Daniel Lee Eddy

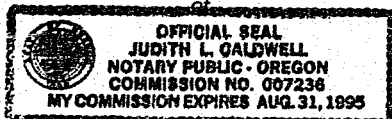
STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on NOVEMBER 10, 1994, by DANIEL LEE EDDY

This instrument was acknowledged before me on , 19, by

as

of



Judith L. Caldwell
Notary Public for Oregon
My commission expires 8-31-95

Daniel Lee Eddy

Grantor's Name and Address

Eddy Living Trust

Grantee's Name and Address

After recording return to (Name, Address, Zip):

KLAMATH FIRST FEDERAL S&A

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

Daniel Lee Eddy

2604 Autumn Avenue

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/ree/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

EXHIBIT "A"

PARCEL 1:

All that portion of Lot 3, in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of SW 1/4 SE 1/4 of Section 5; thence North 45 degrees West 446.5 feet more or less to the right of way of the State Highway; thence Easterly and Northerly along the Easterly boundary of said right of way 812 feet, more or less, to a point where a line 450 feet South of and parallel to North line of Lot 3 intersects the said Easterly boundary of said Highway right of way; thence Easterly 123 feet, more or less, to East boundary of said Lot 3; thence Southeasterly and Southerly along the Easterly boundary of said Lot 3 to the Southeast corner of said Lot 3; thence West along the South line of said Lot 3 to the point of beginning.

EXCEPTING HOWEVER, from above parcel all the portion of Lot 3 in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point where a line 450 feet South of and parallel to the North line of said Lot 3 intersects the Easterly boundary of State Highway right of way; thence East 123 feet, more or less, to the Easterly boundary of said Lot 3; thence South 55 degrees 45' East a distance of 744 feet, more or less, along the Easterly boundary line of said Lot 3, to the meander corner; thence South 25 degrees East along the meander line a distance of 251.5 feet; thence North 56 degrees 50' West a distance of 918.6 feet, (965.25 per Survey 1903) more or less, to an intersection with the Easterly right of way line of said State Highway; thence North 27 degrees 30' West along the Easterly boundary of State Highway right of way a distance of 163 feet, more or less, to the point of beginning.

FURTHER EXCEPTING parcel conveyed to City of Klamath Falls November 17, 1948 in Book 226 at Page 427, Deed Records of Klamath County, Oregon.

PARCEL 2:

Beginning at a point 60 feet East of the Northwest corner of the SE 1/4 of SE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence East on the North line of said SE 1/4 of SE 1/4, 417.42 feet; thence South and parallel to the West line of said SE 1/4 of SE 1/4, 208.71 feet; thence West and parallel to the North line of said SE 1/4 of SE 1/4, 417.42 feet; thence North and parallel to the West line of said SE 1/4 of SE 1/4, 208.71 feet to the point of beginning.

PARCEL 3:

Beginning at a point on the South line of the NE 1/4 of the SE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; said point being 85.96 feet East of the Southwest corner of said NE 1/4 of the SE 1/4; thence West 25.96 feet; thence South 208.7 feet; thence West 30.0 feet; thence North 59.2 feet; thence in a Northwesterly direction following the arc of a 14.7642 degree curve to the left through the Southwest corner of said NE 1/4 of the SE 1/4 304.8 feet; thence North 43 degrees 37' 40" West 329.2 feet to the Southeasterly right of way line of the State Highway; thence North 66 degrees 02' 20" East 31.86 feet; thence South 43 degrees 37' 40" East 528.32 feet to the point of beginning.

CODE 4 MAP 3909-5DO TL 800
CODE 191 MAP 3909-5DO TL 1100
CODE 191 MAP 3909-5DO TL 1101

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 10th day
of November A.D., 19 94 at 3:23 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 34748

FEE \$40.00

Evelyn Biehn
By Shirley M. Heston County Clerk