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94311

02-01-95A10:35 RCVD

BARGAIN AND SALE DEED

Volume Page 2294

KNOW ALL MEN BY THESE PRESENTS, That Ritter Ranch, a Partnership

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bruce Ritter and Diane Louise Ritter, husband and wife 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:

That portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, AND NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 38 S.R. 11 E.W.M. lying within the following described tract of land: Beginning at the NW 1/16 corner of said Section 8; thence S. 81°42'04" E. 387.08 feet; thence N. 78°32'56" E. 368.05 feet; thence S. 24°32'40" E. 251.98 feet; thence S. 16°16'22" E. 470.49 feet; thence S. 59°46'56" E. 513.36 feet; thence S. 18°34'52" E. 1928.36 feet; thence N. 80°31'26" E. 607.28 feet to the SE 1/16 corner of said Section 8; thence S. 00°06'55" E. 1324.36 feet to the E 1/16 corner common to said Section 8 and Section 17; thence S. 89°51'17" W. 1311.24 feet to the 1/4 corner common to said Sections 8 and 17; thence S. 89°56'30" W. 1308.21 feet to the W 1/16 corner common to said Sections 8 and 17; thence N. 00°21'32" W. 2651.81 feet to the C-W 1/16 corner of said Section 8; thence N. 00°10' 09" W. 1327.14 feet to the point of beginning.

TOGETHER WITH AN NON- EXCLUSIVE EASEMENT FOR ACCESS AND PUBLIC UTILITIES situated in the NW $\frac{1}{4}$ of Section 8; T. 38 S. R. 11 E.W.M., more particularly described as follows:

Beginning at the N 1/16 corner common to Section 7 and Section 8; thence N. 00°13'24" E. along the Section line, 30.00 feet; thence N. 89°55'58" E. parallel to and 30.00 feet northerly of the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 8, 1320.73 feet; thence along the arc of a curve to the right (radius equals 100 feet and the central angle equals 54°31'58") 95.18 feet; thence N. 81°42'04" W. 82.32 feet to the NW 1/16 corner of said Section 8; thence S. 89°55'58" W. 1320.65 feet to the point of beginning.

(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 \$ boundary line agreement

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.630.)

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 31st day of January, 1995, 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.

Ritter Ranch, a Partnership
By: Paul Ritter, Partner

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 1/31, 1995, by Paul Ritter, Partner

This instrument was acknowledged before me on 19, as of



OFFICIAL SEAL
TRUDIE DURANT
NOTARY PUBLIC - OREGON
COMMISSION NO. 027875
MY COMMISSION EXPIRES SEP. 30, 1997

My commission expires

Ritter Ranch

Grantor's Name and Address

Bruce Ritter et ux

Grantee's Name and Address

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

Klamath County Title Company

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

N/A

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of Feb, 1995, at 10:35 o'clock A.M., and recorded in book/reel/volume No. M95 on page 2294 or as fee/title/instrument/microfilm/reception No. 94311, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
NAME TITLE
By Pauline M. Miller, Deputy

Fee \$30.00