RM No. 723 - BARGAIN AN	ID SALE DEED (INGIVIDU	a aniharani.			M95 Page	19389	(S)
369			BARGAIN AND SALL		<u>Fitorny</u> i	Ses. Inc.	
KNOW ALL	MEN BY TH	ESE PRESE	NTS, That	Francis 0:00	onnor Enterpri	inafter called gra	antor,
	t	ted does he	reby grant, barg	ain, sell and co	nvey unto		
Dence Corn	oration				1 _f that cortain 1	eal property wi	
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			correct tha	t Deed betw	een parties re nterest was en	corded	
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The following-described real property in Klamath County, Oregon:

19390

PARCEL 2: Granting and conveying an undivided one-half interest in the71following described properties

Township 37 South, Range 9 East of the Willamotte Meridian

Section 31: All of the NELSEA, and that portion of Lots 4 and 5, lying Southerly and Easterly of the County Road, formerly the Dalles-Californi. Highway. SELSEMA, and SASEA.

Township 38 South, Range 8 East of the Willamette Meridian

Section 1: That portion of Lots 1 and 2 lying East of the State Highway, as described in Deed Volume 138 page 81, in Section 1, containing 11 acres, more or less, SAVING AND EXCEPTING THEREFROM any portion of Upper Lake Garden Tracts, as same is now platted that may lie in said Government Lot 2.

Township 38 South, Range 9 East of the Willamette Meridian

Section S: NEASWANNA, the SUSWANNA, the SUNWASWA, the SASWANNASWA, the SUSWANNASWA and the SUSSWA.

Section 6: NEY, the NWY, the NUSCH, the SUSSEY, the SEYSWY, and that portion of Lot 1 lying Northeasterly of the County Road, formerly the Dalles-California Highway; SAVING ALD EXCEPTING that portion conveyed to C. W. Hurtgen by dead executed on November 8, 1943, recorded December 20, 1943, in Deed Volume 160 page 527.

Section 8: Whilly

Township 39 South, Range 9 East of the Willamette Meridian

Section 6: The SyNEX, the SEANWA, the MLASWA, and the NASEA

Township 38 South, Range 9 East of the Willamette Meridian

Section 17: E4SW4, and the SE4, SAVING AND EXCEPTING therefrom that portion thereof more particularly described as follows: Beginning at a point on the line between Sections 16 and 17 of said township and range, which point is 660 feet North of the corner common to Sections 16, 17, 20 and 21 of said township and range; thence Westerly along a line parallel to the South line of said Section 17 a distance of 1634.0 feet; thence at right angles North a distance of 600 feet; thence at right angles East and parallel to the South line of said Section 17 a distance of 990 feet; thence at right angles North a distance of 330 feet; thence East at right angles and parallel to the South line of said Section 17 a distance of 644 feet, more or less, to the East line of said Section 17; thence South along the East line of Section 17 a distance of 990 feet, more or less, to the point of beginning, containing 29.64 acres, more or less, in the SE4 of said Section 17.

Section 20: NNNN SAVING AND EXCEPTING therefrom that portion thermoldescribed as follows: Commencing at the Southwest corner of the Andraw, of said Section, which point is the true point of Leginning; thence worth along the Westerly line of Section 20 a distance of 723 feet; thence List 300 feet to a point; thence South 726 feet to a point, said point buing on the Southerly line of said AWNNNk; thence West 300 feet to the point of beginning; containing 5 acres, more or less.

ALSO SAVING AND EXCEPTING from said Sections 17 and 20 two parcels, more particularly described as follows:

Beginning at the iron pin marking the Southeast corner of the NWAMPA of said Section 20; thence South 89°21' East 393.24 feet; thence North 0°46' East 1962.0 feet; thence North 89°05' West 2675.11 feet; thence South 0°50' West 1969.63 feet; thence South 89°10' East 966.14 feet; thence South 89°21' East 13'8.1 feet to the point of beginning, containing 120.00 acres, more or less.

Beginning at a point which lies South 89°21' Fast 393.24 feet and North 0°46' East 156.33 feet from the Southwest corner of the SC\SC\ of said Section 17; thence South 89°21' East 600.0 feet; thence South 0°46' West 217.8 feet; thence North 89°21' West 600.0 feet; thence North 0°46' East 217.8 feet to the point of beginning, containing 3.00 acres, more or less. Township 39 South, Range 10 East of the Willamette Heridian

Section 2: All that portion of Lot 1 of Section 2, said township and range, which lies Easterly from the Easterly boundary of the Klamath Falls-Lakeview Highway and more particuarly described as follows: Beginning at the Southeasterly corner of said Lot 1 and running thence North 1°28' West along the Easterly boundary of said Section 2, a distance of 765.7 feet, more or less, to its intersection with the Easterly boundary of the right of way of the Klamath Falls-Lakeview Highway; thence South 8°8' West along said right of way 773.3 feet, more or less, to its intersection with the Southerly boundary of said Lot 1; thence East along said Lot 1 boundary 129.0 feet, more or less, to the point of beginning (being same property described in deed recorded April 28, 1944, in Volume 164 page 342 of Klamath County, Oregon Deed records, which conveyed said property to Matthew O'Connor and to John D. O'Connor). 19391

8518

Township 39 South, Range 9 East of the Willamette Meridian

Section 9: Government Lots 3 and 4

ALSO, that portion of Tract 90 of Enterprise Tracts which lies West of the right of way of the Southern Pacific Railroad described as follows: Commencing at the intersection of the Northerly line of a road running Easterly and Westerly through the center of Section 9 with the Westerly line of said Tract 90, being 30 feet North of the Southwest corner of said tract, and running thence Northerly along the Westerly boundary of said tract 1434.3 feet, more or less, to the U.S. meander line of 1858; thence Northeasterly along the meander line 252 feet to the Westerly line of said road; thence Westerly along the North boundary of said road 234.8 feet to the point of beginning.

ALSO, That part of Tract 90 of Enterprise Tracts described as follows: Beginning at a point on the Easterly line of California Northeastern Railway Company right of way, which point is 30 feet, more or less, North from the South line of the NW4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian; thence running in an Easterly direction parallel with and 30 feet, more or less, North from the South line of the NW4 of Section 9, 263.2 feet, more or less, to a point; thence in a Northerly direction parallel with the Easterly boundary line of said Tract 90 to the Southerly right of way line of Great Northern Railway right of way; thence Northwesterly to the East right of way line of Southern Profile railread right of way; thunce Southerly along said Easterly line to the point of beginning.

EXHIBIT "A"

19392

ALSO that part of the WSSWh of Section 9 and all that part of Lots 5, 6 and 10 of Section 8 Township J9 South, Rango 9 East of the Willamette Meridian, more particularly bounded and described as follows: Commencing at a point on the section line between Sections 8 and 9, 1700 feet North of the Section corner common to Sections 8, 9, 16 and 17, as the point of beginning; thence North 35\* West, approximately 1600 feet to the Last bank of the Klamath River; thence in a Northeasterly direction along East bank of Klamath River, approximately 1100 feet to the intersection of said East bank of river with section line running North and South between Sections 8 and 9; thenco South along said Section line 954 feet, more or less, to the one-quarter section corner between Sections 8 and 9; thency East 1318.2 feet, more or less, to the Northeast corner of the NW45W4 of Section 9; thence South 1256.1 feet, more or less, to the West boundary line of the right of way of the California Northeastern (Southerly Pacific) kallway; thence in a Southwesterly direction along West boundary line of said railway right of way approximately 930 feet to the intersection of said West boundary line of said railway right of way with the North boundary line of the right of way of the U.S. Government irrigation canal or lateral F14; thence in a Northwesterly direction along said North boundary line of said irrigation canal (or lateral) right of way approximately 1300 feet to the intersection of said North boundary line of said irrigation canal (or lateral) right of way with the Section line running North and Couth between Sections 9 and 8; thence North along said section line approximately 120 feet to the point of beginning, except a strip of land 60 feet in width the center line of which extends from a point on the North boundary line of the right of way of the U.S. Government irrigation canal or lateral, F14, which point is 30 feet distant from the intersection of said North boundary line with the West boundary line of the right of way of the California Northeastern (Southern Pacific) Railway; thence in a Mortheasterly direction for a distance of approximately 930 feet to the center of the approach and the overhead bridge crossing said railway right of way; but including the right to use said approach and bridge on said railroad right of way in conjunction with others; EXCLPTING FURTHER, a strip of land 50 feet in width, the center line of which extends from a point on the West boundary of said railroad right of way, which point is 25 feet distant Northeasterly from the intersection of said West boundary line with the North boundary line of said Canal and running thence in a Northwesterly direction for a distance of approximately 1300 feet to a point on the line running North and South between Sections 8 and 9, which point is 37 feet North of the intersection of the North boundary line of said irrigation canal with said section line.

ALSO, Beginning at the most Northerly corner of Lot 4 of said Section 9; thence South 65°30' West 178.36 feet; thence North 52°30' West 800 feet; thence North 50°00' East, 55 feet; thence North 29°00'30" East 307.7 feet; of way line of the Southern Pacific Railroad; thence South along said line to its intersection with the 1858 meander line; thence South 66°25' thence North 59°30' West to the point of beginning;

ALSO, Tract 29 of Ewauna Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Ors., o...

A Tract of land in government lots 5, 6, 9 and 10 of Section 8 Township 39 South Range 9 East W.M., Klamath County, Oregon being more particularly described as follows:

A portion of that Tract of land described as Parcel #1 in volume M 85 page 9575 of the Klamath County deed records lying Northerly of the Northerly right-of-way of the Southside Bypass as presently constructed.

Also the access right to and from the abutting Southside Bypass Highway at Engineer Station 143 + 50 said access reservation being 35 feet and a constructed width of 16 feet

laric -3-

"NETBIC "p"

## **EXCEPTING THEREFROM:**

In Klamath County, Oregon:

A parcel of land situated in the W 1/2 SE 1/4 of Section 17, Township 38 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by a 5/8-inch rebar with plastic cap, situated on the North-South centerline of said Section 17, being 8. 89\*27'24" E. 1304.21 feet from the SW 1/16 corner of said Section 17; thence 5. 89\*27'24" E. 986.44 feet to a 3-1/2 inch Brass Disk marking the most Westerly Northwest corner of that tract of land described in Deed Volume 325, page 567, of the Klamath County deed records; thence South, along the Westerly line of said tract (D.V. 325, page 567), 659.85 feet to a 3-1/2 inch Brass Disk marking the Southwest corner of said tract (D.V. 325, page 567); thence West, along the North line of the Oregon Institute of Technology property, 987.35 feet to a 5/8 inch rebar with plastic cap on the North-South centerline of said Section 17; thence N. 00°04'53" E. 669.22 feet to the point of beginning, containing 15.06 acres, with bearings based on survey No. -700 as recorded in the office of the Klamath County Surveyor.

PARCEL 23: A tract of land situated in the NE 1/4 SE 1/4 of Section 6, Township 39 South, Range 9 East of the Willamette Heridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point which is South 27\*22'30" West 294.08 feet from the E 1/4 corner of said Begtion 5; thence South 00\*06'00" West 208.71 feet; thence North 89\*54'00" West 208.71 feet; thence North 00\*06'00" East 208.71 feet; thence South 89\*54'00" East 208.71 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any property located within the Southside By-Pass, an Oregon State Highway.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed fo	or record at request of	Klamath County Title Co. the 26th	dav
of	July	A.D., 19 95 at 10:46 o'clock P M., and duly recorded in Vol. M95	,
	of	Deeds on Page19389	
		Bernetha G. Letsch, County Clerk	
FEE	\$50.00	By Connette Muelles	