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5107 MTC 35607 MK

BARGAIN AND SALE DEED

Vol. 1185 Page 22888

KNOW ALL MEN BY THESE PRESENTS, That Robert L. Harris and Frances

Harris, husband and wife

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

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:

A parcel of land situated in Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:
Beginning at a 5/8" iron pin from which the Southwest corner of the NE 1/4 NW 1/4 of said Section 14 bears the following two bearings and distances: 1105.45 South 89° 35' 57" West 1100.03 feet, North 00° 10' 16" East 409.98 feet; thence from said point of beginning North 89° 43' 16" East to a 5/8" iron pin; thence South 788.80 feet to a 5/8" iron pin; thence South 89° 35' 57" West 1105.66 feet to a 5/8" iron pin; thence North 791.15 feet to the point of beginning.

TOGETHER WITH:

The attached legal description

(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 \$9,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ®, 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 10 day of September, 1990, 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.

(If executed by a corporation, affix corporate seal and use the form of acknowledgment opposite.)

Frances L. Harris
Frances Harris

Robert L. Harris
Robert L. Harris

STATE OF OREGON,

County of Klamath

} ss.

This instrument was acknowledged before me on
September 10, 1990, by Frances
and Robert L. Harris

Anda Stettin
Notary Public for Oregon

(SEAL)

My commission expires: 7/13/93

STATE OF OREGON,

County of _____

} ss.

This instrument was acknowledged before me on
19____, by
as
of

Notary Public for Oregon

My commission expires:

(SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dale & Rebekah Lamb
P.O. Box 841
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same - no change

NAME, ADDRESS, ZIP

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/rest/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

SPACE RESERVED
FOR
RECORDER'S USE

Exhibit A

An easement 60 feet in width, measured at right angles, for purposes of ingress and egress of which the centerline is more particularly described as follows:

Beginning at a point on the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 and the centerline of an existing road, from which the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears South 89° 59' 40" East 626.00 feet; thence from said point of beginning Northeasterly along the centerline of an existing road, the following six bearings and distances: North 18° 16' 56" East 31.94 feet, North 26° 36' 26" East 66.98 feet, North 45° 16' 11" East 133.72 feet, North 52° 35' 15" East 257.59 feet, North 38° 56' 57" East 65.21 feet, South 89° 54' 02" East 246.55 feet to a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14, from which the Southeast corner of the NW $\frac{1}{4}$ of said Section 14, bears South 00° 10' 16" West 391.19 feet.

Exhibit B

An easement for purposes of ingress and egress lying 30 feet Northerly measured at right angles and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, bears South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 1300.46 feet; thence South 89° 54' 30" East 1980.06 feet to a point on the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14.

Exhibit C

An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles, and adjacent to the following described line:

Beginning at a point on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14 bears South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 1097.61 feet to a point.

Exhibit D

An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following two bearings and distances, North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 202.85 feet; thence South 89° 54' 30" East 902.78 feet to a point.

Exhibit E An easement for purposes of ingress and egress lying 30 feet Southerly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and distances; North 89° 54' 30" West 902.78 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 30" East 1077.27 feet to a point on the East line of the W $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14.

Exhibit F An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following two bearings and distances; North 89° 54' 02" West 1097.61 feet; South 00° 10' 16" West 391.19 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the N $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14.

Exhibit G An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, bears the following two bearings and distances; North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning, South 2372.18 feet to a point on the South line of the N $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 14.

Exhibit H An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and distances; North 89° 54' 30" West 902.78 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the N $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

Exhibit I An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 bears the following three bearings and distances; North 89° 54' 30" West 902.78 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 2362.64 feet to a point on the South line of the N $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 24th day
of Aug A.D., 19 95 at 3:19 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 22888

FEE \$45.00

By Bernetha G. Leisch County Clerk
[Signature]