

MTC 361555

5758

09-07-95P03-25 RCVD

BARGAIN AND SALE DEED

Vol. MS Page 24216

JOHN ROBERT BRIGGS, JR.

KNOW ALL MEN BY THESE PRESENTS, That

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE ESTATE OF BYRON ERKENBRECHER, III.

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 LEGAL DESCRIPTION MADE A PART HEREOF

(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. 12-95

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100 line adjustment

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 6 day of September, 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.

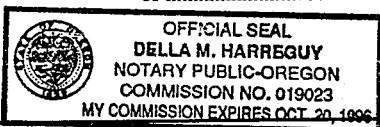
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

John Robert Briggs, Jr.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on September 6, 1995, by John Robert Briggs, Jr.

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



Della M. Harreguy  
Notary Public for Oregon  
My commission expires 10-20-96

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
John Robert Briggs, Jr.  
P.O. Box 620  
Chiloquin, Oregon 97624

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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ) ss.  
County of  
I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/roll/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

Owners  
Erwin R. Ritter, L. S. W. R. E.  
Dennis A. Ensor, L. S. W. R. E.

24217

# TRU (SURVEYING) LINE

TELEPHONE (503) 884-3691  
2333 SUMMERS LANE • KLAMATH FALLS, OREGON 97603

JULY 14, 1995

## LEGAL DESCRIPTIONS FOR PROPERTY LINE ADJUSTMENT 12-95

### BRIGGS TO ERKENBRECHER ESTATE

A TRACT OF LAND SITUATED IN THE E1/2 SW1/4 NW1/4  
AND NE1/4 NW1/4 SW1/4, SECTION 14, T34S, R7EWM,  
KLAMATH COUNTY, OREGON.

BEGINNING AT A POINT ON THE WEST LINE OF SAID NE1/4 NW1/4  
SW1/4 FROM WHICH THE SOUTHWEST CORNER OF SAME (NW SW 1/64 SECTION  
14) BEARS  $800^{\circ}13'09''$ W 346.24 FEET; THENCE  $000^{\circ}13'09''$ E 320.02  
FEET, TO THE NORTHWEST CORNER OF SAME (C-W-W 1/64 SECTION 14);  
THENCE  $000^{\circ}12'49''$ E, ALONG THE WEST LINE OF SAID E1/2 SW1/4 NW1/4,  
174.49 FEET; THENCE  $S61^{\circ}47'24''$ E 75.16 FEET; THENCE  $S24^{\circ}53'45''$ E  
81.93 FEET; THENCE  $S14^{\circ}56'04''$ W 398.10 FEET TO THE POINT OF  
BEGINNING, CONTAINING 26,852 SQUARE FEET.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erwin R. Ritter*

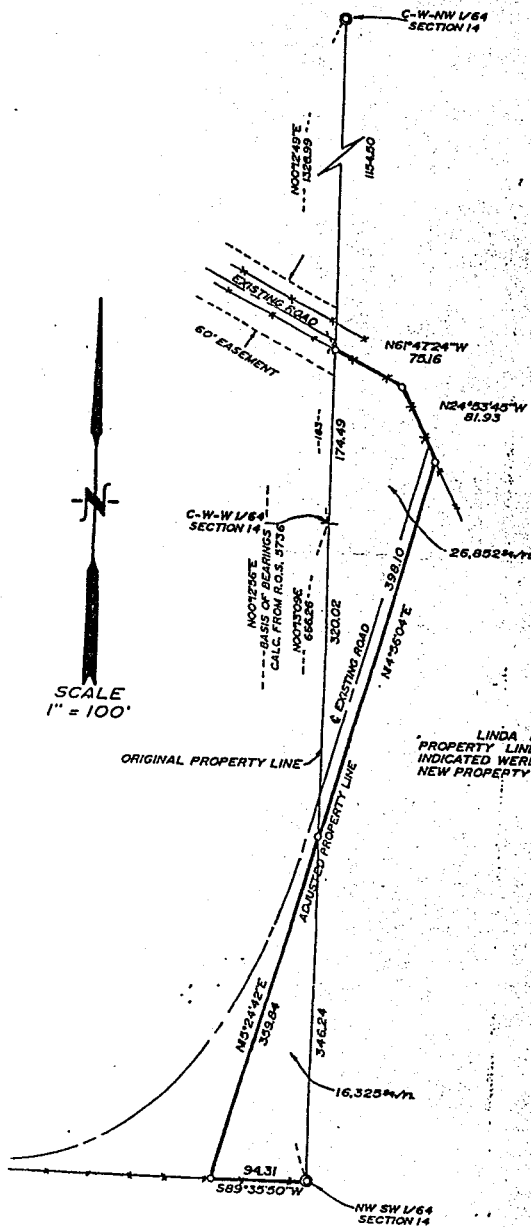
OREGON  
JULY 10, 1984  
ERWIN R. RITTER  
658

*Erwin R. Ritter*  
ERWIN R. RITTER O.L.S. 658

EXPIRES 12/31/96

# MAP OF SURVEY

PROPERTY LINE ADJUSTMENT 12-95  
SITUATED IN THE SW1/4 NW1/4 AND THE NW1/4 SW1/4  
SECTION 14, T34S, R7EWM, KLAMATH COUNTY, OREGON

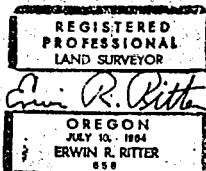


## LEGEND

- FOUND 5/8" IRON PIN WITH L.S. 744 PLASTIC CAP, R.O.S. 5736
- SET 5/8" x 30" IRON PIN WITH TRU-LINE SURVEYING PLASTIC CAP

## NARRATIVE

LINDA LONG REQUESTED TRU-LINE SURVEYING TO SURVEY PROPERTY LINE ADJUSTMENT 12-95. THE FOUND MONUMENTS AS INDICATED WERE USED FOR CONTROL TO SURVEY AND MONUMENT THE NEW PROPERTY LINE AS INDICATED.



TRU SURVEYING LINE		
2333 SUMMERS LANE KLAMATH FALLS, OREGON 97603		
SURVEYED FOR	ERKENBRECHER ESTATE	
SURVEYED BY	ERR	6/95
MAPPED BY	CBE	6/95
CHECKED BY	ERR	6/95

## EXHIBIT "B"

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Co  
of Sept A.D., 19 95 at 3:25 o'clock P M., and duly recorded in Vol. 195 day  
of Deeds on Page 24216

FEE \$40.00

By Bernetha G. Leisch County Clerk