

95 DEC 20 P3:29

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BARGAIN AND SALE DEED

K-47521

KNOW ALL MEN BY THESE PRESENTS, that RICHARD E. WALKER, also known as RICHARD EUGENE WALKER, and SHERRILEE WALKER, ^{also known as SHERRY WALKER} husband and wife, grantors in consideration of property adjustment to them paid by:

RICHARD E. WALKER and SHERRILEE WALKER, Trustees,
or their successors in trust, under the WALKER Living Trust
dated November 2, 1995, and any amendments thereto.

Grantors do hereby grant, bargain, sell and convey unto the said grantees its heirs and assigns, all interest we have in the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

SEE EXHIBIT "A"

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 PERSONA ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

To Have and to Hold, the above described premises unto the said grantee, heirs and assigns forever. Consideration: Love & Affection.

Witness their hands this 2nd day of November, 1995.

Richard E. Walker
RICHARD E. WALKER

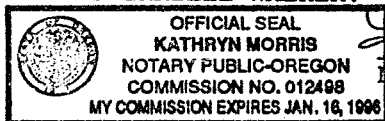
Sherrilee Walker
SHERRILEE WALKER, also known as
SHERRY WALKER

STATE OF OREGON)
County of Klamath)

) ss.
)

"This is a revocable
living trust."

This instrument was acknowledged before me on November 2, 1995, by RICHARD E. WALKER and SHERRILEE WALKER.



Kathryn Morris
Notary Public for Oregon

Grantors name and address:
Mr. & Mrs. Richard E. Walker
Rt 1, Box 324
Bonanza, Oregon 97623

Grantees name and address:
Walker Living Trust
Rt 1, Box 324
Bonanza, Oregon 97623

After recording return to:
William S. Judy, III
1200 N.E. Seventh Street
Grants Pass, OR 97526

Mail tax statements to:
Same as of record

EXHIBIT "A"

34679

PARCEL # 1:

The SE1/4 NE1/4 and NE1/4 SE1/4 of Section 12, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and Lots 2 and 3 (NW1/4 SW1/4 and SW1/4 NW1/4) of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, LESS any portion thereof lying Southeasterly of the State Highway in Klamath County, Oregon.

EXCEPTING THEREFROM the following:

A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence North 00 degrees 08' 17" West 578.8 feet to a point of intersection of West line of Section 7 and the Northwesterly right of way line of Oregon Highway 140; thence along said Northwesterly right of way to Highway 140 North 45 degrees 05' 28" East a distance of 1,145.4 feet to a 1/2" rod which is the true point of beginning; thence North 00 degrees 08' 17" West a distance of 484.3 feet to a 5/8" iron rebar; thence North 89 degrees 51' 43" East a distance of 354.0 feet to a 5/8" iron rebar; thence South 00 degrees 18' 17" East 134.1 feet to a 5/8" rebar and the intersection of Northwesterly right of way to Highway 140; thence South 45 degrees 05' 28" West 501.2 feet along Northwesterly State Highway 140 to a point of beginning.

ALSO EXCEPTING THEREFROM the following:

A portion of Lot 2 in Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence Southerly along the East line of said Lot 2 a distance of 700.0 feet; thence Westerly and parallel with the North line of said Lot 2 a distance of 500.0 feet; thence Northerly and parallel with the East line of said Lot 2 a distance of 700.0 feet to the North line of said Lot 2; thence Easterly along the North line of said Lot 2 a distance of 500.0 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following:

A tract of land situated in the NW1/4 of the SW1/4 Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the Northwesterly right-of-way line of Oregon State Highway No. 140 with the East boundary of said NW1/4 of the SW1/4 Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, from which the NW1/16 corner of said Section 7 bears North 00 degrees 20' 51" West 2064.41 feet; thence South 45 degrees 04' 31" West, along said Northwesterly 219.83 feet to the East line of Parcel 2 Minor Land Partition 79-134; thence North 00 degrees 05' 24" West, along the East boundary of said parcel and its extension, 353.98 feet; thence North 89 degrees 57' 09" East 155.00 feet to a point on the East boundary of said NW1/4 of the SW1/4; thence South 00 degrees 20' 51" East 198.88 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County Title the 20th day
of Dec A.D., 19 95 at 3:29 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 34678.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Dorine G. Miller