

K-48782

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that ROBERT V. WALKER and MARCHETA L. WALKER, husband and wife, grantors in consideration of property adjustment to them paid by:

ROBERT V. WALKER and MARCHETA L. WALKER, Trustees,  
or their successors in trust, under the WALKER Living Trust  
dated December 15, 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 15th day of December, 1995.

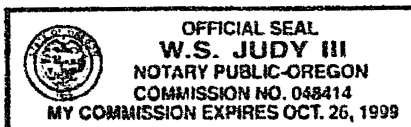
Robert V. Walker  
ROBERT V. WALKER

Marcheta L. Walker  
MARCHETA L. WALKER

STATE OF OREGON                   )  
  ) ss.  
County of Klamath                )

"This is a revocable  
living trust."

This instrument was acknowledged before me on December 15, 1995, by ROBERT V. WALKER and MARCHETA L. WALKER.



h / [Signature]  
Notary Public for Oregon

Grantors name and address:  
Mr. & Mrs. Robert V. Walker  
25398 Highway 70  
Bonanza, Oregon 97623

Grantees name and address:  
Walker Living Trust  
25398 Highway 70  
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"

## PARCEL #1:

E $\frac{1}{2}$  of Section 35, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, lying South of the Bonanza-Dairy Highway and EXCEPTING THEREFROM that portion conveyed to Richard H. Hovey by deed recorded in Volume 91 at page 539, Deed records of Klamath County, Oregon.

## PARCEL #2:

The N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$ , and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ , lying South of the Dairy-Bonanza Highway and South of the existing Horsefly Irrigation Ditch, AND EXCEPTING FROM THE ENTIRE PARCEL a strip of land 20 feet in width for roadway off the East side, all in Section 36, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian.

## PARCEL #3:

A tract of land situate in the SW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 36, Twp. 38 South, Range 11 $\frac{1}{2}$  E.W.M. being more particularly described as follows:

Beginning at an iron pin in the southwesterly right of way fence of the Dairy-Bonanza Highway from which the iron pin marking the Northwest corner of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 36, Twp. 38 South, Range 11 $\frac{1}{2}$  E.W.M., bears North 37°40' West 1043.5 feet distant: said pin being also 35.0 feet from the center of said Dairy-Bonanza Highway: thence South 60°43' East along the said right of way fence of said Dairy-Bonanza Highway 298.36 feet to an iron pin: then at right angles South 29 17' West 146.0 feet to an iron pin; thence North 60°43' West parallel to said right of way 298.36 feet; thence North 29°17' East 146.0 feet to the point of beginning. Said parcel contains 1.0 acres, more or less.

## PARCEL #4:

The SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$  and the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 12, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT a portion in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  for right of way of Highway 140.

## PARCEL #5:

The N $\frac{1}{2}$ N $\frac{1}{2}$ , Section 13, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$  Section 13, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, Klamath County, Oregon, which lies Easterly and Southeasterly of the Klamath Falls-Lakeview Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Klamath County Title \_\_\_\_\_ the 22nd day  
of Jan A.D., 19 96 at 3:08 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 1843

FEE \$35.00

By Bernetha G. Letsch County Clerk