

## STATUTORY BARGAIN AND SALE DEED

MARIAN R. ZIEGLER, Grantor, conveys to MARIAN R. ZIEGLER, INITIAL TRUSTEE OF THE MARIAN R. ZIEGLER TRUST DATED MARCH 5, 1992, Grantee, the following described real property in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$1.00.

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.

Dated this 5 day of April, 1992.

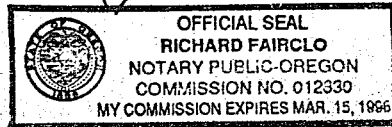
Marian R. Ziegler

STATE OF OREGON

County of Klamath

]  
] ss.  
]

The foregoing instrument was acknowledged before me this 5 day of April, 1992, by MARIAN R. ZIEGLER.



Richard Fairclo  
Notary Public for Oregon  
My Commission expires:

Until a change is requested, send tax statements to: No Change

## EXHIBIT "A"

bounded and described real property, situated in the County of Klamath and State of

Oregon. Starting from an iron pin in the center of the Rock Creek Highway due east from the northeast corner of the tract in Lot 3, of Section 30, Tp. 38 South, Range 9 East, W.M., which was conveyed by Rufus S. Moore, et al. to the City of Klamath Falls for park purposes by deed dated September 10, 1926, and recorded in Volume 75, Page 532 of the Deed Records of Klamath County, Oregon; and run thence due east to a point on the easterly boundary of the right-of-way of said Rock Creek Highway which is the true point of beginning; thence southerly along the said easterly right-of-way line a distance of 200 feet; thence due east to intersect the westerly line of the property heretofore conveyed by Mary L. Moore and Clara A. Moore to The California Oregon Power Company by deeds dated Jun. 10, 1945, and February 17, 1945, and recorded in Volume 178, Pages 212 and 214, respectively, Deed Records of Klamath County, Oregon; thence northwesterly following said westerly boundary line to intersect the southerly or easterly line of said Rock Creek Highway right-of-way; thence southwesterly and southerly along said easterly right-of-way line to the point of beginning, containing five acres, more or less, in said Lot 3;

less portion thereof described as follows: Beginning at the uniseled cross on a large rock established by Frank Z. Howard in February, 1948, at the Southwest corner of that portion of Lot 3, Sec. 30, T. 38 S., R. 9 E., W.M., conveyed on Pages 203 and 205, Vol. 185 Deed Records of Klamath County, Oregon; thence N 89° 12' W along the easterly right-of-way line of Lakeshore Drive 120.3 feet to a point from which an iron pipe reference monument bears East 4.55 feet; thence East 158.25 feet to an iron pipe; thence S 12° 14' E 19.62 feet to an iron pipe; thence South 100.5 feet to an iron pipe on the southerly boundary of said portion of Lot 3, Sec. 30; thence West along the said southerly boundary a distance of 146.7 feet, more or less to the point of beginning containing 0.45 acres more or less, heretofore conveyed to George A. Fowler et ux by deed recorded Aug. 29, 1958 in Book 305, Page 43 Deed Records of Klamath County, Oregon.

subject to easements, reservations and restrictions of record

Together with all and singular the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all our estate, right, title and interest, in and to the same, including dower and claim of dower.

RICHARD FAIRCLO  
ATTORNEY AT LAW  
280 MAIN STREET

KLAMATH FALLS OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Richard Fairclo the 20th day  
of June A.D. 19 95 at 11:33 o'clock AM. and duly recorded in Vol. M96  
of Deeds on Page 18341

FEE \$35.00

By Bernetha G. Letsch, County Clerk