

96 JUN 25 P 3:10

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. SMITH, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WILLIAM R. SMITH, TRUSTEE OF THE WILLIAM R. SMITH AND DOROTHY G. SMITH REVOCABLE LIVING TRUST DATED MARCH 13, 1992, 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:

AS SHOWN ON EXHIBIT 1 ATTACHED HERETO

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 CREATION OF LIVING TRUST.

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.

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.

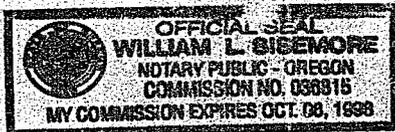
16 In Witness Whereof, the Grantors have executed this instrument this 16 day of March, 1996;

William R. Smith
William R. Smith

STATE OF OREGON )
) SS
County of Klamath )

This instrument was acknowledged before me on March 16, 1996, by William R. Smith.

Notary Public for Oregon
My Commission Expires: OCT 08, 1998



Ret

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE
97601
541/882-7229
O.S.B. #70133

## EXHIBIT 1

Beginning at a point which is 30 feet East of the Southwest corner of Section 20, Township 38 South, Range 9 East of Willamette Meridian, thence North and parallel to the West line of said Section 20, 300 feet to a point; thence East and parallel to the South line of Section 20, a distance of 228 feet; thence North and parallel to the West line of said Section 20 a distance of 195 feet; thence West and parallel to the South line of Section 20 a distance of 228 feet; thence South and parallel to the West line of Section 20 a distance of 195 feet to the point of beginning all of said property being situate in Section 20, aforesaid Township and Range. SAVING AND EXCEPTING any portion lying within the boundary of US Highway 97.

A parcel of land lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 E.W.M., and being the portion of that property described in deed to The Klamath Valley Hospital which deed was recorded in Book 89 on page 359 of Klamath County Deed Records, which lies West of the West right of way line of The Dallas California Highway as said highway has been relocated and as more fully shown in deed from grantors herein to State of Oregon, by and through its State Highway Commission, which deed was recorded October 9, 1958, in Book 304 at page 463 of Klamath County Deed Records, and which lies East of the East right of way line of Montelius Street (also known as Smith Road) the tract herein conveyed containing 0.27 acres more or less. SAVING AND EXCEPTING any portion lying within the boundary of US Highway 97.

A tract of land being the south half (S $\frac{1}{2}$ ) of parcel C as shown on survey No. 3376 as recorded in the office of the Klamath County Surveyor, said tract situated in the S $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 7 and the N $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 18, all in T. 38 S. R. 9 E.W.M. Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Uhrman Road, said point being N. 89°43'12" W. 365.16 feet and N. 31°46'03" W. 233.14 feet from the corner common to Sections 7, 8, 17 and 18 of said T. 38 S. R. 9 E.W.M; thence West 689.18 feet; thence S. 21°29'00" E. 657.17 feet; thence S. 89°11'24" E. 834.56 feet to a 5/8 inch iron pin on the westerly right-of-way line of said Uhrman Road; thence N. 31°46'03" W. along said westerly right-of-way line, 500.00 feet; thence N. 89°43'12" W. 364.53 feet; thence N. 31°46'03" W. 141.24 feet; thence S. 89°43'12" E. 364.53 feet to a 5/8 inch iron pin on the said westerly right-of-way line; thence N. 31°46'03" W. 91.90 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L Sisemore the 25th day  
of June A.D., 1996 at 3:10 o'clock PM., and duly recorded in Vol. M96  
of Deeds on Page 18862

Bernetha G. Letsch, County Clerk

By C. L. Russell

FEE \$35.00