

23177

96-16276

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Until a change is requested,  
send all tax statements to:  
CRAWFORD INVESTMENTS, LLC  
P.O. Box 838  
Pleasant Hill, OR 97455-0838

After recording, return to:

Laurence E. Thorp  
644 North A Street  
Springfield, OR 97477

Ex. A, 1 of 3 - 4133, 4135, 4136.31  
Tax Account #: Ex. A, 2 of 3 - 2992.02, 3001  
Ex. A, 3 of 3 - 13113

**BARGAIN AND SALE DEED**  
(Statutory Form)

CRAWFORD LOGGING COMPANY, Grantor, conveys to CRAWFORD INVESTMENTS, LLC, Grantee, the real property described in Exhibit A attached hereto, situated in Douglas and Klamath Counties, Oregon.

The true consideration for this conveyance is: \$272,000

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 16 day of July, 1996.

CRAWFORD LOGGING COMPANY

By: Alan S. Crawford  
Alan S. Crawford, President

STATE OF OREGON, County of Lane) ss.

Personally appeared before me this 16 day of July, 1996, the above-named ALAN S. CRAWFORD and he acknowledged the foregoing instrument to be his voluntary act and deed as president of Crawford Logging Company.

Kay J. Allen  
Notary Public for Oregon  
My Commission Expires: 10-12-99



96 AUG 14 P1:27

An undivided one-half interest in the following described real property:

PARCEL ONE

Lot two (2) and Southeast quarter of Northwest quarter (SE1/4 NW1/4) of Section 30, Township 23 South, Range 9 West, W.M., Douglas County, Oregon.

The Northeast quarter of Northwest quarter (NE1/4NW1/4) of Said Section 30.

Also the following described property:

COMMENCING at a point 9 chains East of the Northwest corner of Section 30 and running thence South 3.50 chains; thence South 60° East 6.95 chains; thence North 55° East 6.10 chains; thence North 3.50 chains to the North line of the said Section 30; thence West along said Section line a distance of 11 chains to the point of beginning, and being a part of the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of said Section 30.

All situated in Douglas County, Oregon.

PARCEL TWO

COMMENCING at the Northeast corner of Government Lot 3 in Section 30, Township 23 South, Range 9 West, W.M., and thence running East 20 chains; thence South 15 chains; thence West 20 chains; thence South 5 chains; thence North 52° West 20 chains; thence North 88 1/2° West 4.30 chains to the West line of said Section 30; thence North along said Section line 7.50 chains, more or less, to the quarter corner on the West line of said Section 30; thence East 20 chains, more or less, to the place of beginning.

Located in Douglas County, State of Oregon.

An undivided one-half interest in the following described real property:

Lots twelve (12) and thirteen (13), Section 3, and the East one-half of the Southeast quarter; and the Southwest quarter of the Southeast quarter and the Southeast quarter of the Southwest quarter of Section 4, all in Township 22 South, Range 11 West of the W.M., Douglas County, Oregon.

ALSO the following described real property: Beginning at the West quarter corner of Section 3, Township 22 South, Range 11 West, W.M., Douglas County, Oregon, said point also being the Northwest corner of Lot 12 of said Section 3; thence North along the West line of said Section 3, 417.4 feet; thence West, parallel with the South line of the Northeast quarter of Section 4, Township 22 South, Range 11 West, 417.4 feet; thence South parallel with the West line of said Section 3 to the East-West center line of said Section 4; thence East, along said center line 417.4 feet to the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 4; thence North along the West line of said Section 3 to the point of beginning.

EXCEPTING from the above described lands the following parcel: That portion of the Northeast quarter of the Southeast quarter of Section 4, Township 22 South, Range 11 West, W.M., Douglas County, Oregon, described as follows:

BEGINNING at an iron pin marking the East quarter corner of said Section 4; thence West along the North line of the Southeast quarter of said Section 4 a distance of 417.4 feet to the true point of beginning herein; thence continuing West along said North line 911.4 feet, more or less, to a point marking the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 4; thence South along the West line of the Northeast quarter of the Southeast quarter of said Section 4 a distance of 1320 feet, more or less, to the Southwest corner of said Northeast quarter of the Southeast quarter; thence Northeasterly (North 34° 37' East) a distance of 1604 feet, more or less, to the true point of beginning.

ALSO EXCEPTING from the above described lands the following parcel: Beginning at the East quarter corner of Section 4, Township 22 South, Range 11 West, of the W.M., Douglas County, Oregon; thence North 28° 54' 27" West a distance of 312.31 feet to the true point of beginning of the following described parcel; thence North 69° 48' 33" East a distance of 148.14 feet to the centerline of an existing access road; thence along the centerline of the access road as follows: thence South 70° 07' 34" East a distance of 384.12 feet; thence North 31° 33' 03" East a distance of 148.74 feet; thence North 57° 46' 30" East a distance of 128.28 feet; thence South 80° 44' 00" East a distance of 166.64 feet; thence North 85° 11' 00" East a distance of 127.33 feet; thence South 64° 56' 00" East a distance of 210.13 feet; thence South 56° 07' 06" East a distance of 180 feet more or less to the West boundary of the Dean Creek County Road; thence Northeasterly along the said West boundary of Dean Creek County Road to the intersection with the East boundary of Lot 13, Section 3, Township 22 South, Range 11 West, W.M.; thence North along the East boundary of Lot 13 to the Northeast corner of said Lot 13; thence West along the North boundary of Lot 13 to the intersection of the Section line between Sections 3 and 4, Township 22 South, Range 11 West, W.M., thence South 0° 44' 02" West to a point 417.4 feet North of the quarter corner of Section 3, Township 22 South, Range 11 West, W.M.; thence West a distance of 417.4 feet; thence South parallel to the West line of Section 3 a distance of 286.24 feet; thence East a distance of 231.24 feet to a point which bears South 69° 48' 33" West a distance of 30.00 feet from the true point of beginning; thence North 69° 48' 33" East a distance of 30.00 feet to the true point of beginning.

That portion of the NE1/4 of Section 16, Township 32 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying outside of the Park described in Volume 145 at page 111, Deed Records of Klamath County, Oregon, also known as Government Lots 1, 2 and 3 in Section 16, Township 32 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON 1 ss.  
 COUNTY OF DOUGLAS 1 ss.  
 I, GAY FIELDS, COUNTY CLERK AND RECORDER OF  
 CONVEYANCES, DO HEREBY CERTIFY THAT THIS  
 INSTRUMENT WAS RECORDED

96 AUG -1 AM 9:15

GAY FIELDS  
 DOUGLAS COUNTY CLERK

IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY

*Carol L. Lyle*  
 40  
 45

96-16276

EXHIBIT

A

3 OF 3

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lawrence E Thorp the 14th day  
 of August A.D., 19 96 at 1:27 o'clock P.M., and duly recorded in Vol. M96,  
 of Deeds on Page 24995.

FEE \$45.00

Bernetha G Letsch, County Clerk

By

*Cherry L. Lyle*