

WHEN RECORDED MAIL TO:  
GIACOMINI & KNEIPS  
706 Main Street  
Klamath Falls, OR 97601

32682 MTC 4021KA

Vol. 1797 Page 4177

MAIL TAX STATEMENTS TO:

Eddie M. Bacchi  
6825 Bacchi Road  
Lotus, CA 95651

(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

County of \_\_\_\_\_  
I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_.  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.  
Witness my hand and seal of County  
affixed.

\_\_\_\_\_  
Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy

'97 FEB 10 P 3:46

FEB 10 P 3:46

BARGAIN AND SALE DEED

EDDIE M. BACCHI AND VIRGINIA M. BACCHI TRUSTEES OF THE EDDIE M. BACCHI  
REVOCABLE TRUST AND VIRGINIA M. BACCHI REVOCABLE TRUST; EDDIE M. BACCHI  
AND VIRGINIA M. BACCHI, HUSBAND AND WIFE  
GRANTOR, conveys to  
EDDIE MURRAY BACCHI AND VIRGINIA MAY BACCHI, AS CO-TRUSTEES  
OF THE BACCHI 1991 LIVING TRUST, utu 8/7/91

GRANTEE, the following described real property situate in Klamath County, Oregon:

All of that real property described in the following Bargain and Sale  
Deeds to which reference is hereby made and the real property description  
is, by such reference, hereby incorporated into this Bargain and Sale Deed  
as though fully set forth hereat: Vol. M-81, Page 19877; Vol. M-86,  
Page 15206; Vol. M-87, Page 23118; Vol. M-88, Page 296; Vol. M-91,  
Page 21426; all on Microfilm Records of Klamath County, Oregon.

(Assessor's Account #3406-00000-01000 and 3406-00000-00100.)

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) DEED TO FUND TRUST.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 5th day of February, 1997.

Eddie M. Bacchi  
Eddie M. Bacchi  
as an individual & Trustee

Virginia M. Bacchi  
Virginia M. Bacchi  
as an individual & Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Kneps  
Attorneys at Law  
706 Main Street  
Klamath Falls, Oregon 97601

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

4178

No. 5907

State of California  
County of Placer

On 2/5/97 before me, Diane Benedict  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Eddie M. Bacchi + Virginia M. Bacchi  
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Diane Benedict  
SIGNATURE OF NOTARY

## OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

### CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER
- TITLE(S) \_\_\_\_\_
- ☐ PARTNER(S) ☐ LIMITED  
☐ ATTORNEY-IN-FACT ☐ GENERAL  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR ENTITY(IES)

### DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A tract of land situated in Government Lots 1 and 8 of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

**BEGINNING** at a 1/2-inch iron pin on the East line of said Section 1 from which the Northeast closing corner of said Section 1, as marked by a 1931 G.L.O. brass cap monument, bears North 00 degrees 03' 52" West 329.90 feet; thence South 88 degrees 21' 24" West 108.64 feet to a 1/2-inch iron pin; thence South 00 degrees 21' 23" East 127.40 feet to a 1/2-inch iron pin on the Northerly edge of an existing fence; thence North 86 degrees 02' 20" East along said Northerly edge of fence, 19.96 feet to a 1/2-inch iron pin by the west wall of an existing barn; thence South 00 degrees 20' 19" East 61.99 feet to a 1/2-inch iron pin on the Southerly edge of an existing fence; thence South 88 degrees 46' 32" East along said Southerly edge of fence 44.40 feet to a 1/2-inch iron pin on the Southwest side of an existing fence corner; thence South 01 degrees 58' 20" East 11.63 feet to a 1/2-inch iron pin on the Northwest side of an existing fence corner; thence South 63 degrees 46' 09" West 158.62 feet to a 1/2-inch iron pin on the Northwest side of an existing fence corner; thence South 01 degrees 03' 26" West 1102.62 feet to a 1/2-inch iron pin on the Southwest side of an existing fence corner; thence South 89 degrees 08' 38" East 206.94 feet to a 1/2-inch iron pin in an existing fence line and being on the East line of said Section 1; thence North 00 degrees 03' 52" West 1379.33 feet to the point of beginning, with bearings based on the East line of said Government Lots 1 and 8 as being North 00 degrees 03' 52" West.

**TOGETHER WITH** a non-exclusive easement with the following described property; Beginning at the point of beginning of the above-described tract of land; thence South 88 degrees 21' 24" West 108.64 feet; thence South 00 degrees 21' 23" East 103.03 feet; thence South 86 degrees 25' 34" West 66.87 feet to a point in an existing fence; thence North 00 degrees 03' 53" West generally along said existing fence, 251.09 feet to a fence corner; thence South 89 degrees 28' 55" East, generally along an existing fence, 174.83 feet to the East line of said Section 1; thence South 00 degrees 03' 52" East 139.20 feet to the point of beginning.

**EXCEPTING** that portion within ten feet of the existing shop and storage building as shown on recorded survey No. 3146, as recorded in the office of the Klamath County Surveyor.

**TOGETHER** with a non-exclusive easement of ingress and egress for ranching and irrigation purposes incidental and appurtenant to Parcel 1 in the following described property herein designated as Parcel "A", to wit:

**PARCEL A**

The South 1/2 of Section 36, Township 33 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, less 0.56 acre road, and less the Westerly portion as described in Deed Volume M71 page 3664, Deed records of Klamath County, Oregon. ALSO Lots 1, 2, 3, 8, and 9, less that portion of Lots 2 and 3 lying West of the centerline of the channel of Seven Mile Creek, all in Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. ALSO, all that portion of Lots 7 and 10 of said Section 1, lying East of said Seven Mile Creek, and more particularly described as follows: Beginning at the Northeast corner of said Lot 7; thence West along the North boundary of said Lot 7, 17.40

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chains, more or less, to the centerline of said Seven Mile Creek thence Southerly along the centerline of said Seven Mile Creek as follows: South 34 degrees 35' East, 1.50 chains; South 15 degrees 58' West, 4.60 chains; South 34 degrees 39' East 4.48 chains; South 22 degrees 46' West 4.60 chains; South 28 degrees 01' East 6.51 chains; South 03 degrees 33' West 3.00 chains; South 27 degrees 48' East 3.26 chains; South 45 degrees 10' East 5.77 chains; South 58 degrees 30' East 5.80 chains; South 29 degrees 02' 30" East 4.04 chains; North 61 degrees 10' East 1.70 chains to the East line of said Lot 10; thence North 00 degrees 07' East along the East line of said Lots 10 and 7, 35.08 chains, more or less, to the point of beginning.

RESERVING FOR THE benefit of Parcel "A" the following:

(1) A non-exclusive easement for the placement of a pump for irrigation purposes and use of the existing irrigation facilities for the extraction and conveyancing of irrigation water for agricultural purposes from Four Mile Canal along with a right of ingress and egress for the purposes of repairing, replacing, and maintaining said facilities. All costs of use and repair shall be the responsibility of the grantee, their heirs, successors, and assigns. Said general easement is not to interfere with the use of the excluded and excepted parcel.

(2) Further reserving - for grantee a non-exclusive easement of ingress and egress for ranching and irrigation purposes as to the exception incidental and appurtenant to Parcel 1.

## PARCEL 2

A tract of land situated in Sections 6, 7, 18 and 19, Township 34 South, Range 7-1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/16 corner common to Sections 1 and 6, Township 34 South, Range 6, East of the Willamette Meridian, Klamath County, Oregon, as marked by a 1931 G.L.O. brass cap monument; thence North 00 degrees 03' 52" West along the West line of said Section 6, 620 feet, more or less, to the centerline of Seven Mile Canal; thence Easterly, along the centerline of said Seven Mile Canal, 310 feet, more or less, thence South 00 degrees 12' 47" West 195 feet, more or less, to a PK nail on a fence post; from which said North 1/16 corner bears South 35 degrees 49' 22" West 516.81 feet; thence South 00 degrees 12' 47" West 287.54 feet to a PK nail on a fence post; thence South 01 degrees 02' 38" East 120.71 feet to a PK nail on a fence post; thence South 02 degrees 26' 25" West 287.52 feet to a PK nail on a fence post; thence South 18 degrees 02' 14" East 1131.66 feet to a PK nail on a fence post; thence South 83 degrees 43' 23" East 48.62 feet to a PK nail on a fence post; thence North 83 degrees 31' 40" East 16.38 feet to a PK nail on a fence post; thence South 43 degrees 54' 16" East 58.37 feet to a PK nail on a fence post; thence North 73 degrees 09' 13" East 629.63 feet to a PK nail on a fence post; thence North 71 degrees 53' 47" East generally along an existing fence, 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence North 31 degrees East 75 feet, more or less to the centerline of the said Seven Mile Canal; thence Southeasterly along the centerline of the said Seven Mile Canal; 1440 feet, more or less, to its intersection with the centerline of the Dixon and McQuiston Center Canal; South 00 degrees 13' 57" East 16,175 feet, more or less, South 23 degrees 53' 22" East 156.11 feet and South 13 degrees 18' 22" West 681.05 feet to its intersection with the centerline of an existing canal; thence North 74 degrees 27' 51" West, along the centerline of said canal, 3243.55 feet to the centerline of Four Mile Canal and being on the East line of that tract of land as described

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in Deed Volume 331, page 367, Parcel 1, as recorded in the Klamath County deed records; thence North 00 degrees 04' 38" West along the centerline of said Four Mile Canal, 2222.53 feet to the Northeast corner of said Deed Volume 331 page 367, Parcel 1; thence West 98.00 feet to the Northwest corner of said Deed Volume 331 page 367, Parcel 1, on the West line of the Northwest 1/4 of said Section 19; thence North 00 degrees 23' 47" East 1557.50 feet to the corner common to Sections 13 and 24, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and said Sections 18 and 19, as marked by a 1931 G.L.O. brass cap monument; thence North 00 degrees 08' 26" West 2547.24 feet to the 1/4 corner common to said Sections 13 and 18, as marked by a 1931 G.L.O. brass cap monument; thence North 00 degrees 04' 44" West 11,466.34 feet to the point of beginning with bearings based on survey No. 3146, as recorded in the office of the Klamath County surveyor.

EXCLUDING AND EXCEPTING a non-exclusive easement for ingress and egress for irrigation and ranching purposes and for the use of scales, shipping corrals, and other livestock gathering facilities and improvements in the following described property herein designated as Parcel "B", to wit:

**PARCEL B**

A tract of land situated in Government Lots 20, 21, 22 and 25 of Section 6, Township 34 South, Range 7-1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a PK nail on a fence post from which the North 1/16 corner common to said Section 6 and Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, bears South 35 degrees 49' 22" West 516.81 feet; thence South 00 degrees 12' 47" West 287.54 feet to a PK nail on a fencepost; thence South 01 degrees 02' 38" East 120.71 feet to a PK nail on a fence post; thence South 02 degrees 26' 25" West 287.52 feet to a PK nail on a fence post; thence South 18 degrees 02' 14" East 1131.66 feet to a PK nail on a fence post; thence South 83 degrees 43' 23" East 48.62 feet to a PK nail on a fence post; thence North 83 degrees 31' 40" East 16.38 feet to a PK nail on a fence post; thence South 43 degrees 54' 16" East 58.37 feet to a PK nail on a fence post; thence North 73 degrees 09' 13" East 629.63 feet to a PK nail on a fence post; thence North 71 degrees 53' 47" East, generally along an existing fence 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence North 31 degrees East 75 feet more or less, to the centerline of the Seven Mile Canal; thence Northwesterly along the centerline of said Seven Mile Canal to a point that bears North 00 degrees 12' 47" East from the point of beginning; thence South 00 degrees 12' 47" West 195 feet, more or less to the point of beginning, with bearings based on the West line of said Government Lot 20 as being North 00 degrees 03' 52" West.

HOWEVER, reserving to the grantee an easement for ingress and egress for ranching purposes and the use of scales, shipping corrals, and other livestock gathering facilities and improvements on the remaining lands of grantor. Easement holders to bear all costs for the maintenance and improvement in and to the scales, shipping corrals and livestock gathering facilities and improvements located on their respective properties.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 10th day  
of February A.D., 19 97 at 3:46 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 4177.

FEE \$50.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross