

47177

44948

33933

BARGAIN AND SALE DEED

Vol. m92 Page 14838

Vol. m92 Page 10632

Vol. m97 Page 6670

Trustee of the Donald C. Kirkpatrick 1991 Revocable Trust

DONALD C. KIRKPATRICK, Grantor, conveys to DONALD C. KIRKPATRICK 1991 REVOCABLE TRUST, Grantee, the following real property, located in Klamath County, State of Oregon, as specifically set forth on Exhibit A, attached hereto and incorporated by this reference as if fully set forth.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

DATED this 14th day of March 1991.

DONALD C. KIRKPATRICK, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 14th day of March, 1991, by DONALD C. KIRKPATRICK.

VIVIENNE I. HUSTEAD
NOTARY PUBLIC-OREGON

My Commission Expires

Vivienne I. Hustead
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-11-93

GRANTORS NAME AND ADDRESS:

Donald C. Kirkpatrick
4666 Reeder Road
Klamath Falls, OR 97603

GRANTEES NAME AND ADDRESS:

Donald C. Kirkpatrick 1991 Revocable Trust
c/o Donald C. Kirkpatrick
4666 Reeder Road
Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:

Neal G. Buchanan
435 OAK AVE.
KLAMATH FALLS OR
97601

Until a Change is Requested,
Tax Statements Should be Sent
To:

Donald C. Kirkpatrick
4666 Reeder Road
Klamath Falls, OR 97603

RECORDED A SECOND TIME TO CORRECT a scrivener's error in the legal description of Parcel 4, which should correctly describe real property "...lying south and west of the Klamath Falls-Lakeview Highway..." previously recorded in Book M-92, page 10632 or as fee number 44948 and previously rerecorded in Book M-92, page 14838 or as number 47177. The correction of the scrivener's error has been initialed by the Grantor.

RECORDED TO CORRECT the identification of the GRANTEE, which should be properly set forth as 'DONALD C. KIRKPATRICK, Trustee of the DONALD C. KIRKPATRICK 1991 REVOCABLE TRUST' PREVIOUSLY RECORDED IN BOOK M-92, and Page 10632 or as fee number 44948.

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the day of , 199 , at o'clock .M., and recorded in Book on Page or as File Reel Number , Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Recording Officer
By:

Deputy

EXHIBIT A

10633

REAL PROPERTY

6671

PARCEL 1

All that portion of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 39 S., R. 9 E.W.M. described as follows: Beginning at a point in the Southeasterly line of the right of way of the State Highway a distance of 1198.8 feet Northeasterly from its intersection with the West line of the said subdivisions; thence South 225.2 feet; thence East 169.8 feet; thence North 263.5 feet more or less to the Southeasterly line of the State Highway right of way; thence South 76°48' West along the said line of the State Highway 174.0 feet to the place of beginning

PARCEL 2

The North 15 acres of the SW $\frac{1}{4}$ SE $\frac{1}{4}$; all that part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying South of the South right of way line of the Green Springs Highway, Oregon 66 (sometimes known as Ashland-Klamath Falls Highway); and all of the E $\frac{1}{2}$ SE $\frac{1}{4}$ lying South of the Green Springs Highway and West of the County Road and The Dalles-California Highway; all in Section 7, Township 39 South, Range 9 E.W.M., SAVING AND EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY that portion lying East of the right-of-way of the Dalles-California Highway.

PARCEL 3:

A portion of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 17, T. 39 S., Range 10 E.W.M. lying northeasterly from the right of way of the O.C. & E. Railway and easterly from the west bank of a drain of the Pine Grove Irrigation District and being more particularly described as follows:

Beginning at a point in the north line of Section 17, which bears east 304.0 feet from the section corner common to Sections 7, 8, 17 and 18; thence east along the Section line 2340.00 feet, more or less, to the center line of the Pine Grove County Road marking the easterly boundary of said North one half of the NW $\frac{1}{4}$ of Sec. 17; thence southerly along the center line of said County Road to the intersection of the northeasterly right of way line of the O.C. & E. Railway; thence north 66°57 $\frac{1}{2}$ ' West along said northeasterly right of way line to a point which bears south 241.6 feet, more or less, from the point of beginning; thence north 241.6 feet, more or less, to the point of beginning. SAVING AND EXCEPTING THEREFROM that certain tract conveyed by A. R. Campbell and Roy Kinsman to Grafton-Jackson Company and recorded in the Deed Records of Klamath County in Vol. 77, page 485, containing 0.59 acres, more or less; AND ALSO SAVING AND EXCEPTING that certain tract conveyed by A. R. Campbell and Roy Kinsman to Nick Delis and recorded in the Deed Records of Klamath County in Vol. 180, page 333, containing 0.29 acres, more or less. Said parcel being conveyed containing 35.6 acres, more or less; and also

A portion of the South one half of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, T. 39 S., R. 10 E.W.M., lying easterly from the east bank of a drain of the Pine Grove Irrigation District and being more particularly described as follows:

Beginning at a point which bears east 304.0 feet from the section corner common to Sections 7, 8, 17 and 18, T. 39 S., R. 10 E.W.M; thence continuing east 1018.0 feet to the southeasterly corner of said south one half of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 8; thence north 0°9' east, 669.1 feet; thence north 89°59' west, 1019.7 feet; thence south 669.4 feet, more or

less, to the point of beginning, containing 15.63 acres, more or less, situated in Klamath County, Oregon.

6672

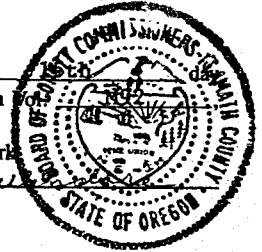
PARCEL 4;

W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ of Sec. 8, T. 39 S., R. 10 E.W.M., lying south and west ~~side~~ of the Klamath Falls-Lakeview Highway, EXCEPT one acre ditch in Klamath County, Oregon, EXCEPT easements for roads and highways and easements for irrigation and drainage purposes, situated in Klamath County, Oregon. AK

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the of May A.D., 19 92 at 12:46 o'clock PM., and duly recorded in of Deeds on Page 10632.

FEE \$40.00

INDEXED
D ✓ / ✓Evelyn Biehn - County Clerk
By Pauline Miller

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the of July A.D., 19 92 at 9:38 o'clock A.M., and duly recorded in of Deeds on Page 14838.

FEE \$15.00

INDEXED
D ✓ / ✓Evelyn Biehn - County Clerk
By Pauline Miller

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 6th day of March A.D., 19 97 at 1:01 o'clock P.M., and duly recorded in Vol. M97 of Deeds on Page 6670.

FEE \$15.00 Re-record

Bernetha G. Letsch, County Clerk
by Kathleen Ross