

NS **39917**

**SAMUEL S. SHAW**

Grantee's Name and Address:  
**FUNLAND, INC.**

Grantee's Name and Address:  
After recording, return to (Name, Address, Zip):  
**FUNLAND, INC.**  
**c/o Samuel S. Shaw**  
**10173 Keane Lane, Aloesville, OR 97325**

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
**SAME**

97 JUN 24 P3:52 Vol 1997 Page 19643

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.  
I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page  
\_\_\_\_\_ and/or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Records of said County.  
Witness my hand and seal of County  
affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_, Deputy.

SPACE RESERVED FOR RECORDER'S USE

MTC 41472-95

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **SAMUEL S. SHAW**

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **FUNLAND, INC., an Oregon corporation**

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 any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

See attached Exhibit A which by this reference is made a part hereof.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **0.00**. However, the actual consideration consists of or includes other property or value given or promised which is  part of the  the whole (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 23 day of June, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

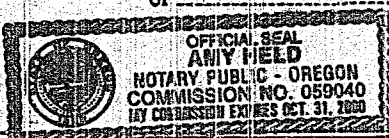
*Samuel S. Shaw*  
SAMUEL S. SHAW

STATE OF OREGON, County of Wagon ) ss.

This instrument was acknowledged before me on June 23, 1997,  
by Samuel S. Shaw

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_

as \_\_\_\_\_  
of \_\_\_\_\_



*Shirley Hild*  
Notary Public for Oregon  
My commission expires Oct 31, 2000

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

PAGE 1 of 4

**PARCEL 1:**

The S1/2 SW1/4, SW1/4 SE1/4 lying East of Highway 97 and North and West of Del Fatti Road in Section 30, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**EXCEPTING THEREFROM** the SW1/4 SE1/4 and that portion of SE1/4 SW1/4 Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Easterly, from a 3/4 inch iron pipe located at the intersection of the North boundary of the SE1/4 SW1/4 and the Southeasterly highway right of way, 607 feet along a fence line, generally accepted as the North boundary of the SE1/4 SW1/4, to a 3/4 inch iron pipe, to the point of beginning; thence South 1 degree 54' 40" West a distance of 455.3 feet to a 3/4 inch iron pipe reference monument; thence South 1 degree 54' 40" West a distance of 10.3 feet to the center of an irrigation ditch; thence South 89 degrees 41' 10" West along the center line of said irrigation ditch as the same is presently located and constructed, 285 feet; thence due South to the center line of Del Fatti Road a distance of 855 feet, more or less; thence Easterly, along the center line of said road to the Southeast corner of the SE1/4 SW1/4; thence Northerly along the Easterly line of the SE1/4 SW1/4 to the Northerly boundary of said SE1/4 SW1/4; thence Westerly along the Northerly boundary of the SE1/4 SW1/4 a distance of 230 feet more or less to the point of beginning. **EXCEPTING THEREFROM** those portions deeded to the public for road purposes in Deed Book 297 at page 258.

**ALSO EXCEPTING THEREFROM** a piece or parcel of land situate in the S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30, with a line parallel with and fifty feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears South 89 degrees 42 1/2' West, 827.1 feet, more or less, and running thence North 89 degrees 42 1/2' East, 344.87 feet along said section line to the true point of beginning of this description; thence North 36 degrees 49 1/2' East 163.03 feet, more or less, to a point in a line parallel with and 130.00 feet distant at right angles Northerly from said section line, thence North 89 degrees 42 1/2' East, along said parallel line 74.32 feet, thence South 0 degrees 17 1/2' East 130.00 feet, more or less, to a point in the said section line; thence South 89 degrees 42 1/2' West, along the said section line 172.70 feet, more or less, to the said point of beginning.

**ALSO EXCEPTING THEREFROM** a piece or parcel of land situate in the S1/2 of the SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of the said Section 30, with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears, South 89 degrees 42 1/2' West, 827.1 feet, more or less distant, and running thence North 35 degrees 49 1/2' East, along said parallel line 337.62 feet to the true point of beginning of this description; thence South 53 degrees 10 1/2' East, 250.0 feet; thence South 35 degrees 49 1/2' West, and parallel with the said center line of Klamath Falls-Midland section of the Oregon State Highway 148.43 feet, more or less, to a point in the said section line marking the Southerly boundary of the said Section 30; thence South 89 degrees 42 1/2' West, along said section line 275.9

(continued)

*Legal Description (continued)*

feet, more or less, to its intersection with a line parallel with and 80 feet distant at right angles Southeasterly from the said center line of the Klamath Falls-Midland section of the Oregon State Highway; thence North 36 degrees 42 1/2' East, along said parallel line

259.37 feet; thence North 53 degrees 10 1/2' West 30.00 feet, more or less, to a point in the said line parallel with and 50.00 feet distant at right angles Southeasterly from the said center line of the Klamath Falls-Midland section of the Oregon State Highway; thence North 36 degrees 49 1/2' East, along said last mentioned parallel line 55.55 feet to the said true point of beginning; EXCEPTING therefrom, that portion of said property lying within the limits of roads and highways.

AND FURTHER EXCEPTING THEREFROM a piece or parcel of land situate in the S1/2 of the SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of the said Section 30 with a line parallel with and 50.00 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears South 89 degrees 42 1/2' West 827.1 feet, more or less distant, and running North 36 degrees 49 1/2' East, along said parallel line 337.62 feet to the true point of beginning of this description; thence North 36 degrees 49 1/2' East, and continuing along said parallel line 200.0 feet; thence South 53 degrees 10 1/2' East 250.0 feet; thence South 36 degrees 49 1/2' West, and parallel with said center line of the Klamath Falls-Midland section of the Oregon State Highway 200.0 feet, thence North 53 degrees 10 1/2' West 250.0 feet, more or less, to the said point of beginning.

ALSO EXCEPTING THEREFROM a tract of land beginning at a point on the Northerly right of way line of the county road which lies 159.2 feet West and 30 feet North of the Southeast corner of the SW1/4 SE1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian and running thence; East along the North line of the county road and 30 feet Northerly at right angles from the South line of Section 30 a distance of 129.2 feet; thence North along the West right of way line of the county road and 30 feet Westerly at right angles from the East line of the SW1/4 SE1/4 of Section 30 a distance of 129.2 feet; thence Southwesterly following the arc of a 44 degrees 21' curve to the right a distance of 202.93 feet, more or less, to the point of beginning (the long chord of this curve bears South 45 degrees West).

AND EXCEPTING THEREFROM a piece or parcel of land situate in the S1/2 of the SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of the said Section 30, with a line parallel with and 50.00 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed, from which point of intersection of the Southwesterly corner of said section bears South 89 degrees 42 1/2' West 827.1 feet, more or less, distant and running thence North 89 degrees 42 1/2' East 517.57 feet, along said section line to the true point of beginning of this description, and running thence North 0 degrees 17' West 130.00 feet; thence South 89 degrees 42 1/2' West 74.32 feet, more or less, to a point in a line parallel with and 325.00 feet distant at right angles Southeasterly from the said center line of the Oregon State Highway; thence North 36 degrees 49 1/2' East along said parallel line 188.11 feet; thence North 89 degrees 42 1/2' East parallel with said Section line, 110.81 feet; thence South 0 degrees 17 1/2' East 280.00 feet, more or less, to a point in said Section line; thence South 89 degrees 42 1/2' West 150.00 feet, more or less, along said Section line to said true point of beginning.

(continued)

*Legal Description (continued)*

A tract of land in the S1/2 SW1/4, Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the point of intersection of the Section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland Section of the Oregon State Highway as the same is now located and constructed, from which point of intersection the Southwesterly corner of said Section 30 bears South 89 degrees 42 1/2' West 827.1 feet, more or less, distant and running thence North 89 degrees 42 1/2' East 667.57 feet along said Section line to the true point of beginning of the tract to be herein described; thence North 0 degrees 17 1/2' West 280 feet; thence North 89 degrees 42 1/2' East and parallel with said Section line 50 feet to a point; thence South 0 degrees 17 1/2' East 280.00 feet, more or less, to a point in said Section line; thence South 89 degrees 42 1/2' West 50 feet, more or less along said Section line to said true point of beginning;

**AND EXCEPTING THEREFROM**

A tract of land in S1/2 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway, as the same is now located and constructed from which point of intersection the Southwesterly corner of said Section 30 bears South 89 degrees 42 1/2' West 827.1 feet, more or less, and distant and running thence North 89 degrees 42 1/2' East, 717.57 feet along said section line to the true point of beginning of the tract to be herein described; thence North 0 degrees 17 1/2' West, 280 feet; thence North 89 degrees 42 1/2' East and parallel with said section line, 150.0 feet to a point; thence South 0 degrees 17 1/2' East, 280.00 feet, more or less, to a point in said section line; thence South 89 degrees 42 1/2' West, 150.0 feet, more or less, along said section line to said true point of beginning.

**AND EXCEPTING THEREFROM**

A piece or parcel of land situated in the SE1/4 SW1/4 of Section 30, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, being more particularly described as follows: Beginning at the point of intersection of the Southerly boundary of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, and a line parallel with and 50.00 feet distant at right angles Southeasterly from the centerline of the Klamath Falls-Midland section of the Oregon State Highway, as the same is presently located and constructed, and from which point of intersection the Southwesterly corner of said Section 30 bears South 89 degrees 42' 30" West, 827.1 feet distant; thence North 36 degrees 49' 30" East, parallel to the centerline of said highway 1,071.5 feet to a 3/4" iron pipe and the true point of beginning of this description; thence North 89 degrees 41' 10" East, along the centerline of an existing irrigation ditch, as the same is presently located and constructed, 943.8 feet to a point; thence North 1 degree 54' 40" East 10.3 feet to an iron pipe reference monument; thence North 1 degree 54' 40" East 435.3 feet to a 3/4" iron pipe in the existing east-west fence which is generally accepted as the North boundary of the SE1/4 SW1/4 of said Section 30; thence South 89 degrees 59' 10" West along said existing fence 607.0 feet to a 3/4 inch iron pipe at the intersection with the Southeasterly Highway right-of-way fence; thence South 36 degrees 50' West along said existing right-of-way fence 587.7 feet, more or less, to the true point of beginning.

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EXHIBIT "A"  
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*Legal Description (continued)*

**PARCEL 2.**

Lots 3, 5, 6, 7 and 8 of Block 1 and Lots 1, 9 and 10, Block 2, SECOND ADDITION to the City of Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ American title \_\_\_\_\_ the 24th day  
of June A.D., 19 97 at 3:52 o'clock P.M., and duly recorded in Vol. 1497  
of Deeds on Page 19643.

FEE \$50.00

Bernetha G. Letsch, County Clerk  
By Kathleen Kora