

46602

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Clinton D. Chorpening, Trustee of the Florence Horn Revocable Living Trust dated March 1, 1993, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John H. Horn, 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:

A parcel of land situated in the SW1/4SW1/4 of Section 10, T39S, R11EWM, Klamath County, Oregon and being a portion of that tract of land described in Deed Volume 244 page 302 of the Klamath County Deed Records, said parcel being more particularly described as follows:

That portion of said deed volume lying easterly of Second Street, the description of which is as follows: Beginning at a point 159 feet due West and 109 feet due South of a stake set in a mound of rock, being situate S33°30'E 17.92 chains (1182.72 feet) from C-S 1/16 corner of said Section 10, said point also being the Southwest corner of the Bonanza Creamery Lot as described in Deed Volume dated July 20, 1907 and recorded in Book 23 at page 396 of the Klamath County Deed Records, thence N02°00'E, along the Westerly border of said Creamery lot a distance of 209 feet; thence N38°00'W a distance of 104 feet; thence S02°00'W 4.7 feet; thence N89°43'W a distance of 9.28 feet, more or less, to a point on the East line of said Second Street; thence Southerly along the East line of said Second Street 204.3 feet, more or less, to a point on the North line of that certain parcel of land conveyed to Fred D. Hitson and Estell M. Hitson, husband and wife, and William T. Beal and Cora Mae Beal, husband and wife, by deed recorded in Deed Volume 223 at page 349 of the Klamath County Deed Records on August 4, 1908; thence in an Easterly direction, along said North line 113 feet, more or less to the point of beginning.

Beginning at a point 159 feet due West and 109 feet due South of a stake set in a mound of rocks being situate South 33°30' East 17.92 chains from the Northwest corner of the Southeast quarter of the Southwest quarter of Section 10 Township 39 South, Range 11 E. W. M., said point also being the Southwest corner of the Bonanza Creamery Lot as described in deed dated July 20, 1907, and recorded in Book 23 at page 396 of Klamath County Deed Records, running, thence, due West 208 feet; thence, South a distance of 208 feet; thence, due East to the West bank of Lost River; thence, Northeasterly along the West bank of Lost River to a point due East of the point of beginning; thence, due West to the point of beginning.

Klamath County Assessor's Account #R3911-010CD-03100-000

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: TERMINATION OF TRUST.

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

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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.

In Witness Whereof, the Grantor has executed this instrument this 7 day of ~~September, 1997~~ OCTOBER

Clinton D. Chorpeneing Trustee
Clinton D. Chorpeneing, Trustee of the
Florence Horn Revocable Living Trust
Dated March 1, 1993

STATE OF CALIFORNIA)
County of San Mateo) SS

On this 22 day of ~~September~~ OCTOBER, 1997, before me, a Notary Public in and for said county and state, personally appeared Clinton D. Chorpeneing, of the State of California, County of San Mateo, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Harry T. Burton
Notary Public for California
My Commission Expires: 6-22-99

After recording, return & send
tax statements to:

John H. Horn
P.O. Box 85
Bonanza, OR 97623



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Clinton D. Chorpeneing the 8th day
of October A.D., 19 97 at 9:55 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 33109

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kottler Kozal

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