

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That James Mueller and Carla Mueller, hereinafter called the grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto James L. Garrett, Colleen L. Garrett, formerly known as Rambo, and Michelle Brown, hereinafter called grantee and grantee's heirs, successors and assigns that portion of the following described roadway easement lying within the real property owned by grantee which property is described in Exhibit A attached to this deed. The roadway easement referred to is described in Volume M67 at Page 216 Deed of Records of Klamath County, Oregon, more particularly described as follows:

Beginning on the northerly property line of the George Thomas Horn and Janet Sharron Horn property located in the NE one-quarter of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running generally Northwest to intersect the existing County road. An easement twenty feet either side of the following described centerline: Beginning at a point which bears N. 61° 23' 16" E. a distance of 92.0 feet from the Northwestern corner of said property; Thence N. 26° 49' W. a distance of 132.5 feet; Thence N. 45° 28' W. a distance of 65.6 feet; Thence N. 32° 11' W. a distance of 297.6 feet; Thence N. 36° 46' W. a distance of 297.6 feet; Thence N 36° 46' W. a distance of 724.2 feet; Thence N. 30° 19' W. a distance of 179.0 feet; Thence N. 85° 34' W. a distance of 192 feet more or less to the intersection of existing County road.

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 26<sup>th</sup> day of February, 1998; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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 TO VERIFY APPROVED USES.

James R. Mueller  
James Mueller

Carla Mueller  
Carla Mueller

STATE OF OREGON )  
 )ss.  
 County of Klamath )

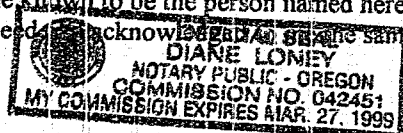
On the 26 day of February, 1998, before me personally appeared James Mueller, to me known to be the person named herein and who executed the foregoing Bargain and Sale Deed and acknowledged to me the same was voluntarily executed.



STATE OF OREGON )  
 )ss.  
 County of Klamath )

Diane Loney  
 NOTARY PUBLIC - STATE OF OREGON  
 My Commission Expires: 3-27-99

On the 26 day of February, 1998, before me personally appeared Carla Mueller, to me known to be the person named herein and who executed the foregoing Bargain and Sale Deed and acknowledged to me the same was voluntarily executed.



Diane Loney  
 NOTARY PUBLIC - STATE OF OREGON  
 My Commission Expires: 3-27-99

**Grantor's Name and Address:**

James & Carla Mueller  
 16087 Algoma Road  
 Klamath Falls, Oregon 97601

**Grantee's Name and Address:**

James L. Garrett, Colleen L. Garrett, Michelle Brown

**After Recording Return To:**

James & Colleen Garrett  
P.O. Box 8181  
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following address:

James & Colleen Garrett  
P.O. Box 8181  
Klamath Falls, OR 97601

## EXHIBIT A

## PARCEL 1:

That portion of that tract of land described in Volume 171, Page 86 of Deed Records of Klamath County, Oregon, lying North of the following described line:

BEGINNING at a 5/8" iron rod on the Easterly right-of-way line of Algoma Road (Old Dalles-California Highway), from which the Northeast corner of Section 7, Township 37 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, bears North 83° 25' 56" East, 2619.29 feet; thence South 39° 05' 36" East, 400.61 feet to a 5/8" iron rod; thence South 38° 14' 11" East, 102.2 feet to a 5/8" iron rod; thence East, 818.4 feet, more or less, to a point on the Easterly line of the Northwest one-quarter of the Northeast one-quarter of Section 7.

EXCEPTING therefrom that tract of land described in Volume M-76, Page 8749 of Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of March A.D., 19 98 at 1:44 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 8086  
By Bernetha G. Letsch, County Clerk  
Kathleen Ross

FEE \$40.00