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Vol. 1798 Page 23030

After Recording Return To:

~~First American Title~~

408 Pine Street

Klamath Falls, Oregon 97601

K-52495
STATUTORY BARGAIN AND SALE DEED

JOSEPH T. RIKER, SR. Grantor, conveys to JOSEPH T. RIKER, III, and JOAN F. RIKER, husband and wife, Grantees, the following described real property:

See attached Exhibit A.

The true and actual consideration for this conveyance is \$124,570.00

Until a change is requested, all tax statements are to be sent to the following address: Joseph T. Riker, III and Joan F. Riker
5127 Highway 39
Klamath Falls, Oregon 97603

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.

DATED this 1 day of March, 1989.

Joseph T. Riker
JOSEPH T. RIKER, Sr.

STATE OF OREGON |
 | ss
County of Klamath |

This instrument was acknowledged before me on March 1, 1989, by Joseph T. Riker, Sr.

James M. Cobb
Notary Public for Oregon
My commission expires 1/7/92



EXHIBIT "A"

PARCEL 1:

THE NE 1/4 SW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Lot 3 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion described as follows:

Beginning in the center of a County road along the West line of said Section 18 at a point 1624.5 feet North of the section line between Sections 18 and 19 of said Township and Range; thence South 55 degrees 36' East, along the Northerly line of the property deeded to James W. Straw by Deed recorded in Book 49 at page 238, to the South line of said Lot 3; thence West to the West line of said Section 18; thence North to the point of beginning.

All that portion of Lot 4 and of the SE 1/4 SW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, lying between the Northerly line of the property deeded to James W. Straw as described in Book 49 at page 238, and the "J" lateral of the U.S. Government Reclamation System and the North line of Lot 4 and of the North line of the North line of the SE 1/4 SW 1/4 of said Section 18, in the County of Klamath, State of Oregon.

PARCEL 2:

That portion of the NW 1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the right of way for canal purposes conveyed to the United States Reclamation Service by Ann A. Thomas.

ALSO the SE 1/4 SW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING THEREFROM that certain parcel of land conveyed by L. H. Brown and Helen Brown, his wife, to Robert Short by Deed dated September 13, 1907, recorded in Book 26 at page 101, Deed Records of Klamath County, Oregon, as follows:

Continued on next page

EXHIBIT "A" CONTINUED

All that certain small triangular parcel of land situated in the extreme Northwest corner of and comprising all that part of the SE 1/4 SW 1/4 of said Section 18 lying and being Northwesterly of and from the thread or center line of that certain lateral ditch of the U.S. Government Irrigation System known as lateral "J" which branches from the Northerly side of the Main Canal of said system and crosses said SE 1/4 SW 1/4 of Section 18 in a Northeasterly direction.

ALSO all that triangular tract or portion of the SW 1/4 SW 1/4 of said Section 18 lying Northeasterly from the Northerly line of the right of way of the Main Canal of said Government Irrigation system in said SW 1/4 SW 1/4 of Section 18 and Southerly from the thread or center line of said Lateral "J", in the County of Klamath, State of Oregon.

PARCEL 3:

A parcel of land situated in the NE 1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said NE 1/4; thence South 00 degrees 01' 21" West along the West line of said NE 1/4, 685.79 feet to the Northerly right of way line of the U.S.B.R. Klamath Project "A" Canal; thence South 67 degrees 11' 48" East along said canal Northerly right of way line, 56.40 feet; thence leaving said canal Northerly right of way line North 01 degrees 30' 16" East, 707.42 feet to the North line of said NE 1/4 of Section 19; thence North 89 degrees 36' 56" West along said North section line, 70.30 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American the 30th day
of June A.D., 19 98 at 11:14 o'clock A M., and duly recorded in Vol. M98,
of Deeds on Page 23030

FEE \$40.00

By Kathleen Ross Bernetha G. Letsch, County Clerk