

MTC 47090-LW
 BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that E. DENTON TALBERT, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to E. DENTON TALBERT and TALBERT CALKINS, not as tenants in common but with full right of survivorship, hereinafter called grantees, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

EXHIBIT "A"

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

The true consideration for this conveyance is OTHER THAN MONEY.

Dated this 13th day of February, 1988.

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.

E. Denton Talbert
E. Denton Talbert, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named E. Denton Taibert and acknowledged the foregoing instrument to be his voluntary act and deed.

USMAIL

Before me: David Joseph Weatherly
Notary Public for Oregon
My Commission Expires: 11/10/99

E. Denton Talbert
Grantor

E. Denton Talbert and
Talbert Calkins
Grimm

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument received for record on the _____ day of _____, 19____ at _____ o'clock _____ M., and recorded in book/reel/ volume No. _____ on page _____ or as fee file/instrument/microfilm/reception No. _____ Recorded of Deeds of said County.

Witness my hand and seal of County affixed.

After recording return to:
E. Denton Talbert
H.C. 30, Box 123
Chemult, OR 97731

Name _____ Title _____
By _____ Deputy _____

OFFICIAL SEAL
LISA LEGGET - WEATHERBY
NOTARY PUBLIC - OREGON
COMMISSION NO. 049121
MY COMMISSION EXPIRES NOV. 20, 1999

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

EXHIBIT "A"
LEGAL DESCRIPTION

4027

PARCEL 1:

The following described real property in Klamath County, Oregon:

That portion of the E1/2 NE1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, more particularly described as follows:
Commencing at the South quarter corner between Sections 19 and 20; thence Northeasterly along the Westerly right of way line of the Dalles-California highway as the same is now located a distance of 632 feet, more or less, to a point on the southwesterly line of the entrance road to the State airstrip; thence Northwesterly along said Southwesterly boundary of said road 200 feet to the Southeasterly line of that property described in Deed recorded July 6, 1964 in Deed Volume 354 at page 309, Deed Records of Klamath County, Oregon to the State of Oregon; thence Southwesterly along said Southeasterly line of State property 191 feet; thence Northwesterly along the Southwesterly line of State property 259 feet; thence Southwesterly along the Southeasterly line of State property 544.77 feet to a point in the South line of said Section 19; thence East along the Section line 476.48 feet more or less, to the point of beginning.

PARCEL 2:

The S1/2 of the following described property:
Beginning at a point on the Southeasterly right of way boundary of the Dalles-California Highway in the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; which point of beginning is North 940.8 feet; thence East 482.9 feet; and thence South 16 degrees 55' West 70.1 feet from one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16 degrees 55' West along said right of way boundary a distance of 50 feet; thence South 73 degrees 05' East 150 feet; thence North 16 degrees 55' East 50 feet; thence North 73 degrees 05' West 150 feet, more or less, to the point of beginning, being a portion of the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

A portion of the W1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:
Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point is South along the Section line, 1667.8 feet; thence East 491.6 feet and thence South 16 degrees 53' 30" West along the Easterly right of way line of said Highway a distance of 150 feet from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 16 degrees 53' 30" West, along said right of way line, 100 feet; thence South 73 degrees 06' 30" East, 150 feet; thence North 16 degrees 53' 30" East, parallel to said right of way, 100 feet; thence North 73 degrees 06' 30" West, 150 feet, more or less, to the point of beginning; being a portion of said W1/2 of NW1/4 of said Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of the above described Parcel 1 and 2 lying within the boundaries of U. S. Highway 97.

EXHIBIT "A"
LEGAL DESCRIPTION

CONTINUED

PARCEL 4:

Beginning at a point on the Southeasterly right of way boundary of the Dalles-California Highway in the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; which point of beginning is North 940.8 feet; thence East 482.9 feet; and thence South 16 degrees 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16 degrees 55' West along said right of way boundary a distance of 150 feet; thence South 73 degrees 05' East 150 feet to the true point of beginning; thence North 73 degrees 05' West 40 feet to the Easterly line of the Dalles-California Highway; thence South 16 degrees 55' West 350 feet, more or less to the Northwest corner of the parcel described in deed recorded October 22, 1963 in Volume 348, page 603, Deed Records of Klamath County, Oregon; thence South 73 degrees 05' East 190 feet along the Northerly line of said parcel; thence North 16 degrees 55' East 450 feet to the Southeast corner of the parcel described in contract recorded May 12, 1970 in Volume M70, page 3748, Microfilm Records of Klamath County, Oregon; thence North 73 degrees 06' 30" West along the Southwesterly line of said parcel 150 feet; thence South 16 degrees 55' West 100 feet to the true point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day
of February A.D. 1999 at 11:21 o'clock A.M., and duly recorded in Vol. M99
of Deed's on Page 4026

FEE \$40.00

Linda Smith, County Clerk

by Kestlan Ross