

WAYNE D. MISCO

1117 SALMON DRIVE

ROSEVILLE, CA 95661

MISCO FAMILY TRUST DATED

1998

1117 SALMON DRIVE

ROSEVILLE, CA 95661

GRANTOR NAME AND ADDRESS

After recording, return to Grantor, Address, Zip:

RUSSELL P. BALDO

CHAMBERLAIN, CHAMBERLAIN & BALDO

P. O. BOX 32, AUBURN, CA 95604

Grantor's Name and Address, Zip:

MR. & MRS. WAYNE D. MISCO

1117 SALMON DRIVE

ROSEVILLE, CA 95661

99 MAR 23 AM 1:58

STATE OF OREGON,

County of _____

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/roll/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.

By _____ Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PARTISANTS that WAYNE D. MISCO, a married man

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WAYNE D. MISCO and PAMELA R. MISCO, as Trustees of the MISCO FAMILY TRUST DATED 1998 hereinafter called grantees, and unto grantees'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 CLATSOP County, State of Oregon, described as follows, to-wit:

(SEE DESCRIPTION ON REVERSE SIDE OF THIS DOCUMENT)

(IF PRIOR ENCUMBRANCE, CONTINUE DESCRIPTION ON REVERSE)

To Have and to hold the same unto grantees and grantees's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ FOUR © 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 ©, if not applicable, should be deleted. See ORS 92.020.)

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 18th day of MARCH, 1999; 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 in due and by order of its board of directors.

THIS INSTRUMENT WILL NOT AFFECT THE 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LANDS WITH AGRICULTURAL OR FOREST PRACTICES AS DEFINED IN ORS 90.030.

WAYNE D. MISCO

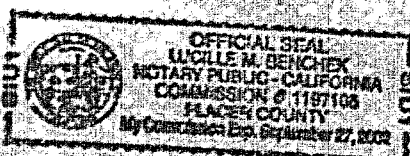
STATE OF CALIFORNIA

COUNTY OF PLACER

SE.

On MARCH 18, 1999, before me, LUCILLE M. BENCHEK, personally appeared WAYNE D. MISCO, personally known to be (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS WHEREOF, my hand and official seal.



Lucille M. Benchek
Notary Public

EXHIBIT "A"

A parcel of land situated in the N 1/2 of Section 5, Township 39 South, Range 9, East of the Willamette Meridian, described as follows:

Beginning at the iron pin monument marking the Center one-quarter corner of said Section 5; thence South 89 degrees 30' East along the East-West centerline of said Section a distance of 510.6 feet to an iron pin; thence North 28 degrees 14' West a distance of 300.0 feet to an iron pin on the Easterly boundary of a 50 foot roadway; thence Northerly along said roadway boundary on the arc of a 75 foot radius curve to the left a distance of 65.9 feet to an iron pin marking the end of said curve; thence continuing along said roadway boundary, North 35 degrees 05' 30" West a distance of 370.0 feet to an iron pin marking the most Westerly corner of parcel described in Deed recorded in Volume M-99, Page 11264, Records of Klamath County, Oregon; thence North 71 degrees 37' 46" West a distance of 86.02 feet to a point on the Westerly boundary of said roadway; thence North 42 degrees 13' 19" West a distance of 50.04 feet to the most Northerly corner of parcel herein described; thence South 40 degrees 13' West a distance of 494.75 feet to a point on the Easterly boundary of Riverside Drive; thence following said Easterly boundary the following courses and distances: South 20 degrees 01' 30" East, 27.31 feet; South 08 degrees 44' East, 29.06 feet; South 0 degrees 29' West, 38.06 feet; South 16 degrees 48' West, 123.23 feet and South 19 degrees 42' West 70.56 feet to the East-West center line of Section 5; thence South 89 degrees 30' East along said center line a distance of 240.24 feet to the point of beginning; said parcel containing 9.17 acres including 1.41 acres within the bounds of said 50 foot roadway.

STATE OF OREGON: COUNTY OF KLAMATH

Filed (or record at request of

of March

A.D. 1992 at 11:58

o'clock

A.

M.

and duly recorded in Vol.

the

23rd

day

M99

of

Deeds

on Page

10325

Linda Smith, County Clerk

FEE

\$35.00

by *Kathleen Ross*