

Aspen Title #04049701

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1999 JUN 30 AM 11:08

Vol M99 Page 26901



STATE OF OREGON, } ss.
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/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

The Black Oak Ranch Trust
8441 Dehlingers Lane
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

The Black Oak Ranch Trust
as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that EDWARD R. STUEDLI AND PAULINE H. STUEDLI

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EDWARD R. STUEDLI AND PAULINE H. STUEDLI, AS TRUSTEES OF THE BLACK OAK RANCH TRUST, 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 any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto 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 ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 30th day of June, 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 to do so 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 DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

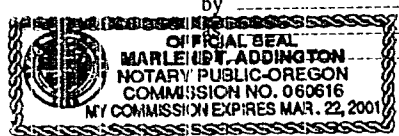
Edward R. Stuedli
Pauline H. Stuedli

STATE OF OREGON, County of Klamath } ss.

This instrument was acknowledged before me on June 30, 1999, by Edward R. Stuedli & Pauline H. Stuedli.

This instrument was acknowledged before me on _____, 19____,

by _____



Marlene D. Addington
Notary Public for Oregon
My commission expires 3-22-01

PARCEL 1:

In Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Section 1: N 1/2 N 1/2, SAVING AND EXCEPTING THEREFROM the following:

Starting at the Section corner common to Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Section 6, Township 40 South, Range 10 East of the Willamette Meridian, Section 31, Township 39 South, Range 10 East of the Willamette Meridian, and Section 36, Township 39 South, Range 9 East of the Willamette Meridian; thence Southerly along the Section line to the North line of the C-5 irrigation canal; thence Westerly along said North line of C-5 Canal 810 feet to a point; thence North to the Section line in common to said Section 1 and Section 36, Township 39 South, Range 9 East of the Willamette Meridian; thence Easterly along said Section line to the point of beginning.

ALSO SAVING AND EXCEPTING THEREFROM a portion of the NE 1/4 NE 1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of Section 1, Township 40 South, Range 9 East of the Willamette Meridian; thence North 89 degrees 48' 49" West, along the North boundary of Section 1 a distance of 815.50 feet; thence South 636.0 feet to the true point of beginning; thence South 351 feet; thence West 22 feet; thence North 280 feet; thence West, 172 feet; thence North 71 feet; thence East 194 feet to the true point of beginning.

ALSO SAVING AND EXCEPTING THEREFROM the following to parcels:

A tract of land situated in the N 1/2 N 1/2 NE 1/4 and the N 1/2 N 1/2 NW 1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the existing Southerly line of Midland Road from which the North quarter corner of said Section 1 bears North 00 degrees 04' 23" East 30.00 feet; thence North 89 degrees 48' 10" West, parallel to the North line of said Section 1, 388.48 feet to the Southeasterly line of the U.S.B.R. "C" Canal; thence South 23 degrees 31' 20" West, along said Southeasterly line, 21.78 feet to a point being 50.00 feet Southerly of measured at right angles to, the North line of said Section 1; thence North 88 degrees 45' 16" East 397.25 feet to a point from which the North quarter corner of said

Continued on next page

Section 1 bears North 00 degrees 04' 23" East 40.00 feet; thence South 89 degrees 48' 10" East, parallel with the North line of said Section 1, 1394.80 feet to the Northwesternly line of the No. 19 Drain; thence North 16 degrees 16' 20" East, along said Northwesternly line, 10.41 feet to the existing Southerly line of Midland Road; thence North 89 degrees 48' 10" West 1397.70 feet to the point of beginning, with bearings based on Record of Survey No. 1879.

A tract of land situated in the N 1/2 N 1/2 NW 1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of the C4 Lateral and the Southerly line of the existing Midland Road from which the Northwest corner of said Section 1 bears North 00 degrees 10' 32" West 30.00 feet and North 89 degrees 48' 10" West 70.00 feet; thence South 00 degrees 10' 32" East, along said Easterly line, 10.00 feet; thence South 89 degrees 48' 10" East, parallel to the North line of said Section 1, 1256.63 feet; thence South 87 degrees 53' 23" East 598.83 feet to a point on the Northwesternly line of the U.S.B.R. "C" Canal and being 60.00 feet Southerly of, measured at right angles to, the North line of said Section 1; thence North 23 degrees 31' 20" East, along said Northwesternly line, 32.67 feet to the existing Southerly line of Midland Road; thence North 89 degrees 48' 10" West, along said Southerly line, 611.47 feet; thence continuing North 89 degrees 48' 10" West 1256.65 feet to the point of beginning, with bearings based on Record of Survey No. 1879.

PARCEL 2:

A portion of the SE 1/4 and the SE 1/4 of SW 1/4 of the said Section 36, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the line marking the boundary between Section 36, Township 39 South, Range 9 East of the Willamette Meridian, and Section 1, Township 40 South, Range 9 East of the Willamette Meridian, from which the corner common to Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Section 6, Township 40 South, Range 10 East of the Willamette Meridian and Section 1, Township 40 South, Range 9 East of the Willamette Meridian, bears South 89 degrees 52' 14" East 1505.5 feet distant, and running thence North 0 degrees 14' East parallel to the line marking the boundary between the said Sections 36 and 31, 1773.1 feet; thence North 89 degrees 57' West 760.5 feet, more or less, to a point in the line marking the Southeasterly boundary of the right of way for the U.S. Reclamation Service "South Branch" or "C" Canal, and 1-B

Continued on next page

Drain; thence South 23 degrees 27 1/2' West, along the said right of way line, 1930.1 feet, more or less, to the line marking the boundary between the said Section 36 and 1; thence South 89 degrees 52' East along the said section line 1521.5 feet, more or less, to the place of beginning.

SAVING AND EXCEPTING THEREFROM the following:

A tract of land situated in the S 1/2 SW 1/4 SE 1/4 and the S 1/2 SE 1/4 SW 1/4 of Section 36, township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of that tract of land described in Deed Volume M88, Page 8862, Microfilm Records of Klamath County, Oregon, said point being on the existing Northerly line of Midland Road, from which the Southeast corner of said Section 36 bears South 00 degrees 17' 50" West 30.00 feet and South 89 degrees 48' 10" East 1505.50 feet; thence North 00 degrees 17' 50" East, along said East line 10.00 feet; thence North 89 degrees 48' 10" West, parallel with the South line of said Section 36, 1506.23 feet to a point on the Southeasterly line of the U.S.B.R. "C" Canal; thence South 23 degrees 31' 20" West, along said Southeasterly line, 10.89 feet to a point 30.00 feet Northerly of measured at right angles to, the South line of said Section 36; thence South 89 degrees 48' 10" East 1510.52 feet to the point of beginning, with bearings based on Record of Survey No. 1879.

CODE 164 MAP 4009-100 TL 200
CODE 164 MAP 3909-3600 TL 800

State of Oregon, County of Klamath
Recorded 6/30/99, at 11:08 a.m.
In Vol. M99 Page 26904
Linda Smith,
County Clerk Fee\$ 45 KR