

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, Oregon 97601	TAX STATEMENTS TO: 3939 South Sixth Street Klamath Falls, Oregon 97603	CLERK'S STAMP: State of Oregon, County of Klamath Recorded 9/20/99, at <u>3:52 p.m.</u> In Vol. M99 Page <u>37412</u> Linda Smith, County Clerk Fee \$ <u>45⁰⁰</u>
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-BARGAIN AND SALE DEED-

Diane E. Stevenson, Grantor, conveys to Diane Elaine Stevenson, Trustee of the D. E. Myers 1999 Trust, Grantee, the following described real property situated in the County of Klamath, State of Oregon, attached hereto as Exhibit A.

The true and actual consideration for this transfer is a portion of an estate plan.

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.

DATED this 17th day of September, 1999.

Diane E. Stevenson
 Diane E. Stevenson

STATE OF OREGON)
) ss. September 17, 1999.
 County of Klamath)

Personally appeared the above-named Diane E. Stevenson and acknowledged the foregoing instrument to be her voluntary act.

Before me:



Karen A. Baker
 Notary Public for Oregon
 My Commission expires: 9-28-01

EXHIBIT "A"
LEGAL DESCRIPTION

37413

Parcel 1:

A tract of land situated in Tracts 1 and 2A "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 2A and being North 66 degrees 39' 30" West a distance of 74.72 feet from the Northeast corner of said Tract 2A; thence North 66 degrees 39' 30" West along the Northerly line of Tracts 2A and 1 a distance of 68.24 feet; thence South 24 degrees 38' 57" West a distance of 94.71 feet; thence South 65 degrees 21' 03" East a distance of 68.20 feet; thence North 24 degrees 38' 57" East a distance of 95.71 feet to the point of beginning.

Parcel 2:

A tract of land situated in Tract 1, "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 66 degrees 39' 30" West a distance of 155.46 feet and South 38 degrees 48' 28" West a distance of 94.97 feet from the Northeast corner of said Tract 1; thence South 38 degrees 48' 28" West a distance of 135.79 feet; thence South 74 degrees 37' East a distance of 119.71 feet; thence North 24 degrees 38' 57" East a distance of 112.40 feet; thence North 65 degrees 21' 03" West a distance of 84.92 feet to the point of beginning.

Parcel 3:

A tract of land situated in Tracts 1 and 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 182.59 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 69.09 feet; thence North 24 degrees 38' 57" East a distance of 112.40 feet; thence South 65 degrees 21' 03" East a distance of 68.20 feet; thence South 24 degrees 38' 57" West a distance of 101.28 feet to the point of beginning.

Parcel 4:

A tract of land situated in Tract 1, "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 1, said point being North 66 degrees 39' 30" West a distance of 64.76 feet from the Northeast corner of said Tract 1, the said point also being North 66 degrees 39' 30" West a distance of 142.96 feet from the Northeast corner of Tract 2A "HOMEDALE"; thence North 66 degrees 39' 30" West along the Northerly line of said Tract 1 a distance of 90.70 feet; thence South 38 degrees 48' 28" West a distance of 94.97 feet; thence South 65 degrees 21' 03" East a distance of 113.91 feet; thence North 24 degrees 38' 57" East a distance of 94.71 feet to the point of beginning.

EXHIBIT "A"
LEGAL DESCRIPTION

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37414

PARCEL 5:

A tract of land situated in Tract 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 118.64 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 63.95 feet; thence North 24 degrees 38' 57" East a distance of 101.28 feet; thence South 65 degrees 21' 03" East a distance of 147.71 feet to a point on the East line of said Tract 2A, also being on the West boundary line of Homedale Road; thence South 00 degrees 20' West along the West boundary line of Homedale Road a distance of 13.17 feet; thence North 65 degrees 21' 03" West a distance of 90.03 feet; thence South 24 degrees 38' 57" West a distance of 78.97 feet to the point of beginning.

PARCEL 6:

A tract of land situated in Tract 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 118.64 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 63.95 feet; thence North 24 degrees 38' 57" East a distance of 101.28 feet; thence South 65 degrees 21' 03" East a distance of 147.71 feet to a point on the East line of said Tract 2A to the true point of beginning, being on the West boundary line of Homedale Road; thence North 00 degrees 20' East along the West boundary of Homedale Road to a point lying South 00 degrees 20' West 92.88 feet from the Northeast corner of said Tract 2A, said point also being the Southeast corner of that certain parcel of land conveyed to Leonard A. Howell, Jr., et ux, by Volume M77, page 22556, Microfilm Records of Klamath County, Oregon, thence Northwesterly along the South line of said Deed Volume M77, page 22556, to the Southwest corner thereof; thence Southeasterly to the point of beginning.

EXHIBIT "A"
LEGAL DESCRIPTION

37415

Parcel 7:

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The West 90 feet (as measured along and at right angles to the South line) of the following parcel;

That portion of the NE1/4 NE1/4 of Section 15, 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 an iron pin on the Northerly right of way line of Anderson Avenue which lies South 0 degrees 10' East along the section line a distance of 1290.7 feet and North 88 degrees 39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0 degrees 10' West parallel to the section line a distance of 306.8 feet to an iron pin; thence North 88 degrees 39' West a distance of 647.2 feet, more or less, to the West line of the NE1/4 NE1/4 of said Section 15; thence South 0 degrees 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue a distance of 647.2 feet, more or less, to point of beginning.

EXCEPTING THEREFROM any portion lying Northeasterly of Southwesterly line of Klamath Irrigation District Lateral A-3-F, together with a perpetual non-exclusive easement for access purposes, said easement being in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the North line of Anderson Avenue, said point being 180 feet East of the intersection of the West line of the NE1/4 NE1/4 of said Section 15 and the North line of Anderson Avenue; thence continuing East along the North line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE1/4 NE1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 80 feet to the point of beginning.

SUBJECT TO: a perpetual non-exclusive easement for access purposes, said easement being in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of Anderson Avenue, said point being 180 feet East of the intersection of the West line of the NE1/4 NE1/4 of said Section 15 and the North line of Anderson Avenue; thence continuing East along the North line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE1/4 NE1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 80 feet to the point of beginning.