

NN

Vol M99 Page 45698



Wynemia R. Peters
11500 Highway 39
Klamath Falls, OR 97603
Grantor's Name and Address
Shirley Jean Collins, Roger
Wayne Peters, Nancy Colleen Peters
and Jacqueline Sue Johnson
15925 Clover Creek Rd K F OR
After recording, return to (Name, Address, Zip):
Wynemia R. Peters
11500 Highway 39
Klamath Falls, OR 97603
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Roger Wayne Peters
15925 Clover Creek Rd
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was
received for record on _____
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.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that _____ Wynemia R. Peters, Trustee of the
Fred A. Peters Trust, dated February 17, 1994,
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Shirley Jean
Collins, Roger Wayne Peters, Nancy Colleen Peters, & Jacqueline Sue Johnson
with rights of survivorship
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. respect

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ love and no more.
X actual consideration consists of or includes other property, or value given or promised which is part of the whole (indicate
X 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 on November 17, 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.

Wynemia R. Peters
Trustee

STATE OF OREGON, County of Klamath) ss.

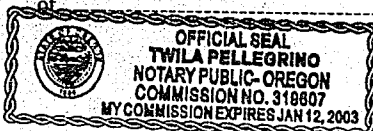
This instrument was acknowledged before me on November 17, 1999
by Wynemia R. Peters

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Twila Pellegrino
Notary Public for Oregon
My commission expires 1-12-2003

Parcel 1:

A tract of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian more particularly described as follows:

Beginning at the intersection of the North-South center line of said Section 1 and the Easterly right of way line of the Southern Pacific Railroad Company Right of Way; thence North along said center line to the South line of Government Lot 3 in said Section 1; thence West along the South line of said Lot to the Southeasterly Right of Way Line of the 1-B Drain as now located; thence Southwesterly along said 1-B Drain Right of Way to the Northeasterly Right of Way line of the Southern Pacific Railroad Company Right of Way; thence Southeasterly along said Right of Way to the point of beginning.

Together with an easement for ingress and egress to and from said parcel of real property over the South 30 feet of the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 1, Township 40 S., Range 9 E.W.M., Klamath County, Oregon

Klamath County Tax Lot #4009-100-500

Parcel 2:

A piece or parcel of N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point in the section line marking the easterly boundary of said Section 1, Township 40 South, Range 9 East W. M., 865 feet northerly from the quarter section corner of the said easterly boundary of said Section 1, and running thence South 89°55' West 179 feet, more or less, to a point; thence North 1°32' West 68.3 feet to a point; thence North 87°25' East to a point on the Section line marking the easterly boundary of said Section 1; thence Southerly along the said section line to the point of beginning.

Klamath County Tax Lot #4009-100-800

Parcel 3:

N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, saving and excepting therefrom the following:

A piece or parcel of the E $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point in the Section line marking the Easterly boundary of the said Section 1, 1151.8 feet Northerly from the quarter section corner of the said Easterly boundary of said Section 1; thence Westerly parallel with the East and West center line of said Section 1, 307 feet, more or less, to a point in the center of an irrigation ditch; thence Northerly along said ditch 148.2 feet, more or less, to a point in the Southerly boundary of the right of way of the U.S. Bureau of Reclamation lateral canal; thence Easterly along the said right of way boundary, 307 feet, more or less, to a point in said section line, marking the Easterly boundary of said Section 1; thence South along the said section line 148.2 feet, more or less, to the said point of beginning.

Exhibit "A"
Page -2-

ALSO SAVING AND EXCEPTING a piece or parcel of the N $\frac{1}{2}$ SE $\frac{1}{2}$ NE $\frac{1}{2}$ of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, and more particularly described as follows:

Beginning at a point in the section line marking the Easterly boundary of the said Section 1, Township 40 South, Range 9 East of the Willamette Meridian 865.0 feet Northerly from the quarter section corner on the said Easterly boundary of the said section 1 and running thence South 89°55' West 179 feet, more or less, to a point; thence North 1°32' West 68.3 feet to a point; thence 87°25' East to a point on the section line marking the Easterly boundary of said Section 1; thence Southerly along the said section line to the point of beginning.

Klamath County Tax Lot #4009-100-600

Together with a 1978 Conco Mobile Home, Oregon Title No. 9013861637,
VIN: 2980114619.

State of Oregon, County of Klamath
Recorded 11/17/99, at 3:34 p.m.
In Vol. M99 Page 45698
Linda Smith,
County Clerk Fee \$ 40 -