

NN :

Vol M02 Page 2148

STATE OF OREGON, } ss.

02 JAN 14 AM 11:16

LAWRENCE JAZECK

COPPER MOUNTAIN TRUST

DRAIN, OREGON

Grantor's Name and Address

HARGREAVES/WACHTEL

P.O. BOX 135

YONCALLA, OR 97499-0135

Grantee's Name and Address

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

ROBERT HARGREAVES

P.O. BOX 135

YONCALLA, OR 97499-0135

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

ROBERT HARGREAVES

P.O. BOX 135

YONCALLA, A OR 97499-0135

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 01/14/2002 11:16 a m.Vol M02, Pg 2148 - 50

Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 3 :puty.

MTC 560603-1CR

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that LAWRENCE H. JAZECK, TRUSTEE of the COPPER MOUNTAIN TRUSThereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SEE ATTACHED EXHIBIT "B"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 LEGAL DESCRIPTION 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 \$_____ ① 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. ② (The sentence between the symbols ①, 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 JANUARY 10, 2002; 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.

COPPER MOUNTAIN TRUST

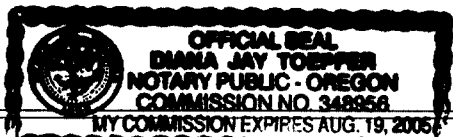
BY: Lawrence H. Jazeck

LAWRENCE H. JAZECK, TRUSTEE

STATE OF OREGON, County of DOUGLAS) ss.

This instrument was acknowledged before me on _____,

by _____

This instrument was acknowledged before me on January 10, 2002,by LAWRENCE H. JAZECKas TRUSTEEof THE COPPER MOUNTAIN TRUST

Notary Public for Oregon

My commission expires 8-19-05

EXHIBIT "A"
LEGAL DESCRIPTION

Parcels of land situated in Section 1, Township 24 South, Range 6 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PARCEL 1:

BEGINNING at a point on the Easterly right of way line of the county Road, North 1,575.7 feet and East 1,664.14 feet from the Southwest corner of Section 1, Township 24 South, Range 6 West of the Willamette Meridian; thence Northeasterly along said Easterly line on the arc of a 625.9 feet radius curve left (the long chord of which curve bears North 48 degrees 04 ½' East 109.31 feet) a distance of 109.44 feet; thence South 45 degrees 03' East 202.8 feet to the center of Crescent Creek; thence South 49 degrees 22' West up the center of said Creek, 124.69 feet; thence North 40 degrees 42' West 199.7 feet to the point of beginning.

PARCEL 2:

BEGINNING at an iron pipe which is North 1,326.50 feet and East 1,903.24 feet from the Southwest corner of said Section 1; thence North 88 degrees 16' East, a distance of 50 feet to an iron pipe; thence North 01 degrees 44' West to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is North 01 degrees 44' West of the point of beginning; thence South 01 degrees 44' East to the point of beginning.

(The above bearings are based on the centerline of the Crescent Lake Road as constructed and being South 61 degrees 12' West at Station 65 as shown on Map B-51 filed in the office of the Klamath County Engineer.)

TOGETHER WITH an easement for ingress and egress over and across the Southerly 30 feet of that portion of the N1/2 SW1/4 of said Section 1 lying East of the County Road as granted by Deed recorded February 23, 1967 in Volume M67 at Page 1252, Klamath County Deed Records.

PARCEL 3:

BEGINNING at an iron pipe which is North 1,324.99 feet and East 1,853.26 feet from the Southwest corner of said Section 1; thence North 88 degrees 16' East a distance of 50 feet to an iron pipe; thence North 01 degrees 44' West to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is North 01 degrees 44' West of the point of beginning; thence South 01 degrees 44' East to the point of beginning.

TOGETHER WITH an easement for ingress and egress over and across the Southerly 30 feet of that portion of the N1/2 SW1/4 of said Section 1 lying East of the County Road as granted by Deed recorded February 23, 1967 in Volume M67 at Page 1252, Klamath County Deed Records.

EXHIBIT "B"
VESTING

ROBERT J. HARGREAVES and SHALENE L. HARGREAVES,
AS TENANTS BY THE ENTIRETY
AS TO AN UNDIVIDED ½ INTEREST

And

GLEN M. WACHTEL and JACQUELIN J. WACHTEL,
AS TENANTS BY THE ENTIRETY,
AS TO AN UNDIVIDED ½ INTEREST,
AS TENANTS IN COMMON