

NN

MTZ 1396 - 4239

02 SEP 13 AM 11:00

Vol M02 Page 52232
STATE OF OREGON, 1

Grantor's Name and Address

Grantee's Name and Address

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

MR. & Mrs Arthur

2564 Lakeshore Drive

Klamath Falls, OR 97601

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

same as above

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 09/13/2002 11:00 a m.Vol M02, Pg 52232-34

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

puty.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Glen Arthur and Lucille Arthur

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Glen Arthur and Lucille Arthur, trustees under the arthur loving trust dated May 8, 1990, 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:

A COMPLETE LEGAL DESCRIPTION IS ATTACHED HERETO AND BY IT'S REFERENCE INCORPORATED HEREIN.

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 on _____; 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.

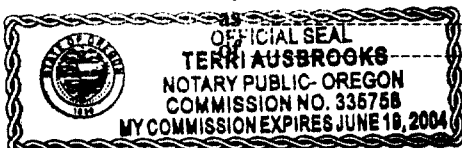
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Glen Arthur
Glen Arthur
Lucille Arthur
Lucille Arthur

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Sept. 13, 2002,
by Glen Arthur and Lucille Arthur

This instrument was acknowledged before me on _____,
by _____



[Signature]
Notary Public for Oregon
My commission expires 6-19-04

EXHIBIT "A"
LEGAL DESCRIPTION

52233

A parcel of land situated in the NW1/4 SE1/4 and NE1/4 SW1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of Lakeshore Drive (Highway #421) which is the Northwesterly corner of a tract of land described in Deed Volume 338, page 169, Records of Klamath County, Oregon, and which said iron pin bears South a distance of 1137.8 feet and East a distance of 148.02 feet North 22 degrees 32' 36" West a distance of 203.67 feet from the center one-quarter corner of said Section 23; thence from said beginning point North 11 degrees 28' East a distance of 143.7 feet to a point which is 60 feet Easterly at right angles from the Easterly right of way line of Lakeshore Drive and 130 feet Northwesterly at right angles from the Northerly line of parcel of land described in Deed Volume 338, page 169, Records of Klamath County, Oregon; thence North 78 degrees 20' East a distance of 580 feet, more or less, to a point on the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to its intersection with the East-West centerline of said Section 23; thence West along said East-West center line to the Center one-quarter corner of said Section 23; thence South 27 degrees 44' West to an intersection with the Northeasterly right of way line of Lakeshore Drive; thence Southeasterly along said right of way line to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the NW1/4 SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of that tract of land described in Deed Volume M74, pages 13889 and 13890 of the Klamath County Deed Records, from which the Center 1/4 corner of said Section 23, as shown by recorded Survey No. 1571, bears North 15 degrees 26' 01" West 827.85 feet; thence North 20 degrees 59' 47" West 101.34 feet to the True Point of Beginning of this description; thence continuing North 20 degrees 59' 47" West 101.34 feet; thence North 78 degrees 20' 00" East 430.73 feet to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing North 78 degrees 20' 00" East to the shoreline of Klamath Lake; thence Southeasterly along said shoreline to a point that bears North 78 degrees 20' 00" East from the True Point of Beginning; thence South 78 degrees 20' 00" West to a 5/8" rebar with 78 degrees 20' 00" West to a 5/8" iron pin with a Westvold and Associates plastic cap; thence continuing South 78 degrees 20' 00" West 511.67 feet to the point of beginning, more or less, to the shoreline as shown by said Survey No. 1571, with bearings based on said Survey No. 1571.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the NW1/4 SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

(continued)

EXHIBIT "A"
LEGAL DESCRIPTION (continued)

Beginning at a point on the Southerly line of that tract of land described in Deed Volume M74, pages 13889 and 13890 of the Klamath County Deed Records, from which the Center 1/4 corner of said Section 23, as shown by recorded Survey No. 1571, bears North 15 degrees 26' 01" West 827.85 feet; thence North 20 degrees 59' 47" West 101.34 feet; thence North 78 degrees 20' 00" East 449.66 feet to a 5/8" rebar with Tru-Line Surveying plastic cap; thence continuing North 78 degrees 20' 00" East to the shoreline of Klamath Lake; thence Southeasterly, along said shoreline of said Deed Volume; thence South 78 degrees 20' 00" West to a 5/8" iron pin with a Westvold and Associates plastic cap; thence continuing South 78 degrees 20' 00" West 511.67 feet to the point of beginning, more or less, to the shoreline as shown by said Survey No. 1571, with bearings based on said Survey No. 1571.