

ASPEN 56142

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STATE OF OREGON,

} ss.

MICHAEL &amp; TERRI ANDERSON

PO BOX 763

GILCHRIST, OR 97737

Grantor's Name and Address

SAME AS ABOVE

Grantee's Name and Address

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

SAME AS ABOVE

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 01/10/2003 1:34 pm.

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Linda Smith, County Clerk

E Fee \$ 26 # of Pgs 2

uty.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MICHAEL ROY ANDERSON, TERRI LYNN ANDERSON, DONALD L. KEARNEY AND TRUDY L. KEARNEY hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL ROY ANDERSON AND TERRI LYNN ANDERSON, HUSBAND & WIFE 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 \$ VESTING ONLY.  $\Phi$  However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ~~XX~~ the whole (indicate which) consideration.  $\Phi$  (The sentence between the symbols  $\Phi$ , 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 12-24-02; 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.

DONALD L. KEARNEY

TRUDY L. KEARNEY

MICHAEL ROY ANDERSON, TERRI LYNN ANDERSON

STATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on 12-24-02 by Michael Roy Anderson and Donald L. Kearney.This instrument was acknowledged before me on 12-24-02 by Terri Lynn Anderson and Trudy L. Kearney.as  
of

OFFICIAL SEAL  
BARBARA J. SULLIVAN  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 352325  
MY COMMISSION EXPIRES DEC. 2, 2005

Notary Public for Oregon

My commission expires 12-02-05

*Exhibit A***PARCEL 1:**

A parcel of land lying between U.S. Highway 97 and Main Street Extension South of CRESCENT, OREGON, situated in the S 1/2 SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point along the Northwest line of Main Street Extension, from which the West 1/16 corner common to Sections 30 and 31 bears South 22° 45' 46" West 949.70 feet; thence North 55° 28' 40" West 90.00 feet to a point; thence South 34° 20' 11" West 117.38 feet to a point; thence North 57° 12' 14" West 135.56 feet to a point along the Southeast line of U.S. Highway 97 and 50 feet from the centerline thereof; thence along said Southeast line along the arc of a curve right, the chord of which bears North 33° 33' 49" East 118.04 feet to a point at the intersection with the SSN 1/64 line of Section 30; thence along said SSN 1/64 line, South 89° 10' 03" East 150.27 feet to a point; thence South 36° 32' 17" West 39.35 feet to a point; thence South 55° 28' 40" East 107.97 feet to a point along the Northwest line of Main Street Extension; thence along said Northwest line, South 39° 56' 00" West to the point of beginning.

LESS AND EXCEPT that portion of the S 1/2 NW 1/4 SE 1/4 SW 1/4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center-North-South-Southwest One-Two Hundred Fifty Sixth (C-N-S-SW 1/256) corner, which is the Southwest corner of the N 1/2 NW 1/4 SE 1/4 SW 1/4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being defined as Corner No. 12 on the Record of Survey Plat on file in the Klamath County Surveyor's Office as County Survey No. 5339; thence South 89° 25' 27" East a distance of 256.59 feet along the North-South-South One-Two Hundred Fifty Sixth (NSS 1/256) line, to Corner No. 5 as described per said survey, which is the true point of beginning; thence South 89° 25' 27" East a distance of 69.89 feet, along the NSS 1/256 line of said Section 30, to Corner No. 7 as described per said survey; thence South 36° 14' 42" West a distance of 39.34 feet to Corner No. 6 as described per said survey; thence North 55° 10' 55" West a distance of 56.80 feet to the true point of beginning.

**PARCEL 2:**

That portion of the N 1/2 NW 1/4 SE 1/4 SW 1/4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Center-North-South-Southwest One-Two Hundred Fifty Sixth (C-N-S-SW 1/256) corner, which is the Southwest corner of the N 1/2 NW 1/4 SE 1/4 SW 1/4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being defined as Corner No. 12 on the Record of Survey Plat on file in the Klamath County Surveyor's Office as County Survey No. 5339; thence South 89° 25' 27" East a distance of 256.59 feet along the North-South-South One-Two Hundred Fifty Sixth (NSS 1/256) line, to Corner No. 5 as described per said survey, which is the true point of beginning; thence North 55° 10' 55" West at 58.26 feet to Corner No. 4 on the Easterly Right Of Way (R-O-W) line of U.S. Highway No. 97 as described per said survey; thence continuing on said R-O-W line on a spiral curve to the left, 15.09 feet, the chord bearing and distance of which is South 38° 39' 37" West at 15.09 feet, to Corner No. 3 as described on the said survey; thence continuing on the said R-O-W line on a circular curve to the left, 25.56 feet, the chord bearing and distance of which is South 35° 26' 11" West at 25.54 feet, to Corner No. 2 as described on the said survey; thence South 89° 25' 27" East at 72.02 feet, along the North-South-South One-Two Hundred Fifty Sixth (NSS 1/256) line, to the true point of beginning.