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'08 FEB 18 PM 2:27

STATE OF OREGON, <sup>(n)</sup> M03 Page 09463 ss.

Grantor's Name and Address  
 Linda B. Hancock  
 416 N.E. Hwy 11  
 Pendleton Oregon 97801

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

Linda B. Hancock  
 2654 Hope Street  
 Klamath Falls, Oregon 97603

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

Linda B. Hancock  
 416 N.E. Hwy 11  
 Pendleton, Oregon 97801

SPACE RESERVED  
 FOR  
 RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/18/2003 2:27 p.m.

Vol M03 Pg 09462-68

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3 Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Linda B. Hancock

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Linda B. Hancock and Ronald Rone Hancock, her tenants,  
 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:

\* in Common, But with right of Survivorship.

Legal Description: See attached Original - Exhibit "A"  
 Except for 1992 Exhibit "B"  
 which describes Land taken for  
 State of Oregon Highway 97 project,  
 also attached.

(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 \$110,000.00. 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 February 18, 2003; 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.

Linda B. Hancock

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 18, 2003, by Linda B. Hancock.

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_.



OFFICIAL SEAL

M. A. SILVERIA

NOTARY PUBLIC-OREGON

COMMISSION NO. 340010

MY COMMISSION EXPIRES NOV. 1, 2004

Mark Silveria  
 Notary Public for Oregon

My commission expires 11-01-04

*Exhibit "A"*

A tract of land containing 2.75 acres, more or less, located in the NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 18, Township 39, South, Range 9 E.W.M. in Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 18, thence Southerly along the Easterly boundary of said NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 18, 995.0 feet; thence Westerly at right angles to the said Easterly boundary of the said NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 18, 105.3 feet to the Easterly boundary of the Weed-Klamath Falls Highway; thence Northerly along the said Easterly boundary of the Weed-Klamath Falls Highway approximately 1000 feet to the Northerly boundary of the said NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 18; thence Easterly along the Northerly boundary of the NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of Section 18, 137.6 feet to the point of beginning;

Subject to easement for roadway purposes on the Easterly 30 feet of said tract, heretofore granted to Klamath County, Oregon and subject to a mortgage of the First National Bank of Oregon dated the 6th day of May, 1946, and recorded the 7th day of May, 1946, in Volume 98, Mortgage Records of Klamath County, Oregon, at page 71, which said mortgage grantee assumes and agrees to pay;

## Exhibit "B"

A parcel of land lying in the NW1/4 of Section 18, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to F.H. and Gwendolyn Williams, recorded in Book M-69, Page 4340 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Northerly of a line at right angles to the center line of the relocated The Dalles-California Highway at Engineer's Station 271+50 and included in a strip of land variable in width, lying on the Easterly side of the center line of the relocated The Dalles-California Highway which center line is described as follows:

Beginning at Engineer's center line Station 247+76.33, said station being 12,553.26 feet North and 905.45 feet West of the Southeast corner of Section 19, Township 39 South, Range 9 East, W.M.; thence South 20° 35' 30" West 255.81 feet; thence on a spiral curve left (the long chord of which bears South 19° 33' West 499.93 feet) 500 feet; thence on an 4583.66 foot radius curve left (the long chord of which bears South 1° 51' 25.5" West 2466.75 feet) 2497.53 feet; thence on a spiral curve left (the long chord of which bears South 15° 50' 09" East 499.93 feet) 500 feet; thence South 16° 52' 39" East 1878.54 feet; thence on a spiral curve right (the long chord of which bears South 14° 52' 40" East 599.71 feet) 600 feet; thence on a 2864.79 foot radius curve right (the long chord of which bears South 6° 02' 16.5" East 483.38 feet) 483.96 feet; thence on a spiral curve right (the long chord of which bears South 2° 48' 07" West 599.71 feet) 600 feet; thence South 4° 48' 06" West 4533.62 feet; thence on a spiral curve right (the long chord of which bears South 6° 11' 26" West 499.88 feet) 500 feet; thence on a 3437.75 foot radius curve right (the long chord of which bears South 21° 14' 22" West 1461.30 feet) 1472.53 feet; thence on a spiral curve right (the long chord of which bears South 36° 17' 18" West 499.88 feet) 500 feet; thence South 37° 40' 38" West 2079.02 feet to Engineer's center line Station 411+77.36.

The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Easterly Side of Center Line
266+00		270+75	90
270+75		271+50	90 in a straight line to 70