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Richard A. Cummings



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After recording, return to:
Richard A. Cummings
P.O. Box 1545
Boise, Idaho 83701

BARGAIN AND SALE DEED

SUSAN GEARY BOEHNER, herein referred to as Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold, and does, by these presents, grant, bargain, sell, convey, and confirm unto A. WILLIAM BOEHNER and SUSAN GEARY BOEHNER, as Trustees of the A. William and Susan Geary Bohner Family Trust, under instrument dated August 16, 2006, whose address is 2219 Heights Drive, Boise, Idaho 83702-2831, herein referred to as Grantee, a one-third undivided interest or if the Grantor's interest is other than a one-third undivided interest, all of the Grantor's right, title, and interest in and to the following described real property situated in the County of Klamath, State of Oregon:

Parcel 1:

The following described property situate in the State of Oregon, Klamath County, to-wit:

AMG TRUST PROPERTY

Beginning at the intersection of the East-West center line of Sec. 8, Twp. 38 S, R. 8 E. W.M. and the northerly boundary of the Klamath Lake Highway; thence East on said center line of Sec. 8 to a point that is 1100 feet East of the quarter corner between Secs. 7 and 8; thence South 330 feet; thence East 660 feet; thence North 330 feet; thence East on the center line of Sec. 8, 220 feet to the North-South center line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 8; thence South along said North-South center line to its intersection with the northerly boundary of the Klamath Lake Highway; thence Northwesterly along northerly boundary of said Klamath Lake Highway to the point of beginning.

Parcel 2:

A tract of land situated in the E $\frac{1}{2}$ of Government Lot 4 of Section 8, T 38 S, R 8 E, W.M., Klamath County, Oregon, more particularly described as follows:

That portion of said E ½ of Government Lot 4 lying between the Northerly right of way line of State Highway 140 and the following described line: Beginning at a point on the Northerly right of way line of said Highway 140 from which the N1/4 corner of said Section 8 bears N 02 degrees 03' 29" E. 3694.89 feet; thence N 42 degrees 44' W, along an existing fence line and its extension 713 feet, more or less, to a point on the north-south center line of the NE 1/4 SE 1/4, containing 2.6 acres, more or less, and with bearings based on the center line of said Highway 140 being N 83 degrees 37' 13 "W, as shown on record of survey no. 4035; but reserving to the grantor an easement for ingress and egress across the following described portion:

Beginning at the point of beginning of said tract; thence N 42 degrees 44' W 147 feet; thence S 47 degrees 16' W 83.94 feet; thence S 32 degrees 08' E 41.87 feet, more or less to a point on the northerly right of way line of said highway 140; thence S 83 degrees 37' 22" E 140 feet to the point of beginning.

Parcel 3:

Beginning at the Southwest corner of Lot 2 in Section 9, Township 38 South, Range 8 East of the Willamette Meridian; thence running North 634 feet to an iron pipe driven at the point of intersection with the shoreline of the former marsh; thence in a Northwesterly direction along the shoreline of the former marsh to the East end of the existing drainage canal; thence along the center line of said drainage canal to the intersection of said center line with the section line common to Sections 8 and 9, Township 38 South, Range 8 East of the Willamette Meridian, which is the point of beginning; thence along the center line of said drainage canal to a point opposite an iron pipe driven on the North bank of drainage canal, from which said iron pipe the quarter corner common to Sections 5 and 8, Township 38 South, Range 8 East of the Willamette Meridian, bears South 17°34' East 1616.6 feet distant, and from which said iron pipe the iron pipe 634 feet North of the Southwest corner of Lot 2, Section 9, Township 38 South, Range 8 East of the Willamette Meridian, bears South 52°28' East 5694 feet distant; thence from said pipe running North 32°41' West to intersection with open waters of Upper Klamath Lake, said intersection being marked by a two-inch galvanized iron pipe six feet long driven into the dike. Then, going back to the point of beginning at the intersection of the aforementioned center line of drainage canal with the section line common to Sections 8 and 9, Township 38 South, Range 8 East of the Willamette Meridian; thence following said section line South to the quarter corner common to said Sections 8 and 9; thence West on the East-West center line of Section 8, Township 38 South, Range 8 East of the Willamette Meridian, 3520 feet; thence North 165 feet; thence

West 660 feet; thence South 165 feet; thence West to the intersection of the East-West center line of Section 8, Township 38 South, Range 8 East of the Willamette Meridian, with the North boundary of the Klamath Lake Highway (Highway No. 140); thence Northwesterly along the Northerly boundary of the Klamath Lake Highway to a point 658 feet North of the East-West center line of Section 7, Township 38 South, Range 8 East of the Willamette Meridian; thence West, following the Caledonia-Wocus Division Line, which line is 658 feet North of the center line of Section 7, and parallel to said center line, to a point on the Easterly end of the cross-dike between the Caledonia and Wocus Tracts, which point is 2621 feet West of the section line common to Sections 7 and 8, Township 38 South, Range 8 East of the Willamette Meridian; thence North 24° East 100 feet; thence North 66° West 1050 feet more or less to the center line of the Caledonia Canal in the SE 1/4 of the NW 1/4 of Section 7, Township 38 South, Range 8 East of the Willamette Meridian; thence Northerly along the center line of said Caledonia Canal to the intersection of said center line with the West boundary of Lot 3 in Section 6, Township 38 South, Range 8 East of the Willamette Meridian; thence North along the West boundary of Lot 3 to the shores of Upper Klamath Lake; thence following the shores of Upper Klamath Lake Northerly to a closure at the two-inch galvanized pipe six feet long driven into the dike, as aforementioned. Together with the interest of owners of the lands herein described in and to the dike described in deed from Percy M. Collier, executor of the Estate of E. P. McCornack, deceased to Ruth Stevenson Addison, et al., dated August 23, 1917, and recorded October 8, 1917, in Volume 47 page 331 of Klamath County Deed Records, but subject to the obligations set forth in said deed.

EXCEPTING THEREFROM the following described tract:

A tract of land in Section 6, Township 38 South, Range 8 East of the Willamette Meridian, described as follows:

All of that portion of Government Lot 2 lying East of the drainage canal running North and South across said lot.

ALSO EXCEPTING:

All of that portion of Government Lots 3 and 4 lying Northerly and Easterly of the Caledonia Canal.

ALSO EXCEPTING:

