Peter Recording & Taxes
Retorn to charles C. Ewel
1901 Pacific Terrace
Namesth Falls, Or. 97601

2018-005279 Klamath County, Oregon



04/30/2018 12:05:17 PM

Fee: \$42.00

BARGAIN AND SALE DEED

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GANONG & SISEMORE Attorneys at Law 540 Main Stireet KLAMATH FALLS, ORE 97601 CHARLES C. EHLERS, Grantor, conveys unto FREDERICK D. EHLERS, Grantee, an undivided one-half interest (being all of the Grantor's interest) in and to the following described real property in Klamath County, Oregon, to-wit:

A parcel of land situated in the South one-half of Lot 6, Section 12, Twp. 38 S., R. 8, E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pipe marking the Southeast corner of the North one-half of Lot 6 as referred to in Volume M69, Page 9509 Deed Records of Klamath County, Oregon; thence North 89°32'23" West - 914.77 feet along the South boundary of the North one-half of said Lot 6 to a 5/8 inch iron rod (this same boundary line recited in above Volume M69, Page 9509, and on Map of Survey No. 471, as bearing North 89°54½' West); thence South 17°24'31" East 350.98 feet to a 5/8 inch iron rod marking the true point of beginning of this description; thence continuing South 17°24'31" East 350.98 feet to a 5/8 inch iron rod on the South boundary of said Lot 6; thence North 89°40'52" West along the South boundary of said Lot 6 a distance of 914.04 feet to a 5/8 inch iron rod at the high water line of Upper Klamath Lake; thence North 24°06'06" West along the high water line of Upper Klamath Lake a distance of 368.55 feet to a 5/8 inch iron rod; thence South 89°36'20" East - 959.54 feet to the true point of beginning containing 7.20 acres more or less.

TOGETHER WITH a perpetual right of way for ingress and egress and utilities on the existing road, SAVING AND RESERVING unto Grantor a like perpetual right of way for the benefit of Grantor's adjacent premises.

This is a Partition Deed given to partition real property previously held by Grantor and Grantee as Tenants in Common and to quiet Grantee's title to same, and the whole consideration consists of other property conveyed to Grantor in this partition.

Dated this 31st day of December, 1975.

SS

Charles C. Ehlers

STATE OF OREGON)

County of Klamath

On this 31st day of December, 1975, personally appeared the above named Charles C. Ehlers and acknowledged the foregoing astrument to be his voluntary act and deed 3 Refere we:

act and doed. Before me:

W. GANONG, JR. Notary Public for Oregon

My commission expires December 30, 1976

, all tax statements shall be sent to the

for Oregon

following address:

Mr. Frederick D. Ehlers