

20805

STATUTORY BARGAIN AND SALE DEED

Vol. 76 Page 17018

STILES ENTERPRISES, INC., Grantor, conveys to FIRST STATE BANK OF OREGON, as trustee of the Stiles Enterprises, Inc. Profit Sharing Plan, Grantee, that certain real property located in the County of Klamath, State of Oregon, more particularly described in Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

There is no consideration paid for this transfer.

Until a change is requested, all tax statements are to be sent to the following address:

First State Bank of Oregon, Trustee
c/o Stiles Enterprises, Inc.
851 Burlway Road, Suite 216
Burlingame, California 94010

Dated this 9th day of September, 1976.

(SEAL)

STILES ENTERPRISES, INC., formerly
Stiles Imported Motors, Inc.

By

Secretary-Treasurer

STATE OF OREGON

) ss.

County of Multnomah

Personally appeared JEFFREY A. JOHNSON, who, being duly sworn, did say that he is the Secretary-Treasurer of STILES ENTERPRISES, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me this 9th day of September, 1976.

Marsha O. Lewis
Notary Public for Oregon

My commission expires: *May 16, 1979*

75 OCT 28 PM 2 25

17019

Lot 15, RIVERS BEND; Government Lot 33 in Section 20, Township 35 South, Range 7 East of the Willamette Meridian. Those portions of Government Lots 16, 25, 27 and 34 in Section 20, Twp. 35 S., Rge. 7 East, W.M. not included within the boundaries of Rivers Bend Subdivision.

Subject to acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Modoc Point Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; rights of the public and of governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Williamson River; set back lines and utility easements, including the terms and provisions thereof, as set out on the Plat and in the Dedication of Rivers Bend; restrictions as to use and building, including the terms and provisions thereof, as set out in deed recorded July 8, 1966 in M-66 at page 6918; easements and rights of way of record and those apparent on the land; construction and maintenance costs of Modoc Point Irrigation District in favor of the United States of America, including the terms and provisions thereof, more fully set forth in lien recorded November 4, 1965 in M-65 at page 3379, which unpaid balance is being assumed by grantee; and rights and restrictions of record including reservations appearing in prior deeds.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of OCTOBER A.D., 1976 at 2:25 o'clock P.M., and duly recorded in Vol. M 76, of DEEDS on Page 17018.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Drazil Deputy

EXHIBIT A