

BARGAIN AND SALE DEED

Vol. m8 Page 9773

KNOW ALL MEN BY THESE PRESENTS, That Phillip C. Hoffman

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Moty & Van Dyke, an Oregon corporation, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1
A portion of the SW-1/4 NW-1/4, Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet from intersection of said line and the East line of said SW-1/4 NW-1/4; thence Southwesterly along said line of Highway 1050 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40°00' West 400 feet; thence Southwesterly and parallel to said line of Highway 150 feet; thence South 40°00' East 400 feet to said line of Highway; thence Northeasterly along said line of Highway 150 feet to the point of beginning.

PARCEL 2
A portion of the SW-1/4 NW-1/4 Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet Southwesterly from the intersection of said line and the East line of said SW-1/4 NW-1/4; thence Southwesterly along said line of Highways 1200 feet to the most Easterly corner of the property herein conveyed westerly and parallel with said line of said Highway 150 feet; thence Southwesterly and parallel with said line of said Highway 150 feet; thence South 40°00' East (see reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 & other...
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3rd day of December, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Phillip C. Hoffman
Phillip C. Hoffman

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath, ss.
December 3, 1980.

Personally appeared the above named PHILIP C. HOFFMAN

and acknowledged the foregoing instrument to be his voluntary act and deed.

Agnes O. Lesnew
Notary Public for Oregon
My commission expires 10-25-82

STATE OF OREGON, County of _____, ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Phillip C. Hoffman-c/o Allan deSchweinitz
P.O. Box 1726
Medford, OR 97501
GRANTOR'S NAME AND ADDRESS

Moty & Van Dyke, Inc.
P.O. Box 8
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Gary L. Hedlund
325 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Moty & Van Dyke, Inc.
P.O. Box 8
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____, ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/ree number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed

By _____ Recording Officer
Deputy

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KNOW ALL MEN BY THESE PRESENTS, That Phillip C. Hoffman

400 feet to said Westerly line of said highway; then Northeasterly 150 feet to the point of beginning.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof; a portion of the SE-1/4 NW-1/4, Section 12, Township 29 South, Range 8 East, therefor; Dated: April 2, 1926; Recorded: April 26, 1926; Book: 69; Page: 495; In favor of The Pacific Power & Light Company, a corporation.

2. That certain Contract of Sale dated February 5, 1980, wherein Charles Robert Shipman and Wanda Lee Shipman, husband and wife, were sellers and Phillip C. Hoffman was buyer, which contract grantees agree to assume and pay and hold grantor harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of this 2nd day of June A.D. 1981 at 9:58 o'clock A.M., and duly recorded in Vol. M81 of Deeds on Page 9773

Fee \$7.00 By Evelyn Biehn, County Clerk

Phillip C. Hoffman

STATE OF OREGON, County of Klamath

Personally appeared _____

each for himself and not one for the other, did say that the former is the President and that the latter is the Secretary of _____

and that the said attested to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in full of said corporation in authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires _____

STATE OF OREGON

County of _____

Personally appeared _____

each for himself and not one for the other, did say that the former is the President and that the latter is the Secretary of _____

and that the said attested to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in full of said corporation in authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

My commission expires _____

STATE OF OREGON

County of _____

Personally appeared _____

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