

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Norwin S. Yoffie and Sandra M. Yoffie hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Norwin S. Yoffie and Sandra M. Yoffie, or their successors, in trust, as trustees of the Norwin S. Yoffie and Sandra M. Yoffie Revocable Inter Vivos Trust dated July 31, 1980, 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:

See attached Exhibit "A"

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 \$ 0.

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 2nd day of MARCH, 1983; 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.

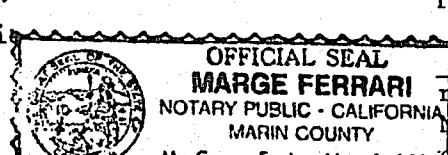
*Norwin S. Yoffie*  
*Sandra M. Yoffie*

STATE OF CALIFORNIA )  
 )ss  
County of Marin )

Personally appeared the above named Norwin S. Yoffie and Sandra M. Yoffie, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me:  
Marge Ferrari  
Notary Public for California  
My commission expires: 11/1/86

STATE OF OREGON )  
 )ss  
County of Oregon )  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1983, at \_\_\_\_\_ o'clock M., and recorded in book/reel/volume \_\_\_\_\_ on page \_\_\_\_\_ of as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.



Norwin S. and Sandra M. Yoffie  
7 Riviera Place  
San Rafael, CA 94901  
Grantor's Name and Address  
Norwin S. and Sandra M. Yoffie  
7 Riviera Place  
San Rafael, CA 94901  
Grantee's Name and Address

After recording return to:  
Steven A. Zamsky, P.C.  
110 N. Sixth St.-Suite 207  
Klamath Falls, Oregon 97601

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_



## EXHIBIT "A" TO BARGAIN AND SALE DEED

1 The buildings, improvements and fixtures situated on the following described real prop-  
 2 erty:

3 A parcel of land lying in the Northwest quarter of Section 3, Township 39 South, Range  
 4 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more  
 5 particularly described as follows:

6 Starting at the Northwest corner of said Section 3; thence South 00 deg. 00' 30" East  
 7 along the Westerly boundary of Section 3 and the centerline of Washburn Way, 917.42 feet  
 8 to the intersection with the present centerline of Sixth Street, formerly known as the  
 9 Dalles-California Highway, recorded bearing South 55 deg. 52' 30" East, at Engineers  
 10 Station 9+17.42 feet on Washburn Way and Engineers Station 16+14.87 feet on South  
 11 boundary of Sixth Street, which is distant 40 feet at right angles Southwesterly from  
 12 centerline of Sixth Street at Engineers Station 16+41.99 feet; thence South 55 deg. 52'  
 13 30" East parallel to said centerline 463.02 feet to the true point of beginning of  
 14 this description; thence from said true beginning point continuing South 55 deg. 52'  
 15 30" East parallel to said centerline 795.36 feet; thence at right angles South 34 deg.  
 16 07' 30" West, 204 feet; thence South 55 deg. 52' 30" East parallel to Sixth Street 145.00;  
 17 thence at right angles South 34 deg. 07' 30" West, 183.80 feet, more or less, to  
 18 Northerly right of way line of the Oregon, California and Eastern Railroad; thence North  
 19 66 deg. 57' 30" West along said line 982.45 feet, more or less, to a point on the  
 20 Easterly right of way line of Washburn Way which is 40.00 feet Easterly of said  
 21 centerline; thence North 00 deg. 00' 30" West along said right of way line 503.39 feet;  
 22 thence South 55 deg. 52' 30" East, 306.22 feet; thence North 34 deg. 07' 30" East, 160.00  
 23 feet to the true point of beginning.

STATE OF OREGON, )  
 County of Klamath )  
 Filed for record at request of

on this 2nd day of December, 19 83  
 at 11:34 o'clock A M, and duly  
 recorded in Vol. M83 of Deeds  
 age 20633

**EVELYN BIEHN**, County Clerk

By *Sam Smith* Deputy

Fee 8.00