

1-1-74

35855

BARGAIN AND SALE DEED

Vol. M84 6692

KNOW ALL MEN BY THESE PRESENTS, That Keith E. McClung and Beverly J. McClung, husband and wife, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Basin Fresh Farms, Inc., 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:

That portion of the S½SE¼ of Section 18, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, lying Southerly and Westerly of the Southern Pacific Railroad right-of-way and Northerly and Easterly of the Klamath Irrigation District No. 5 Drain.

Subject to Easements and rights of way of record and apparent on the land.

Subject to the balance on Contract of Sale, from Richard Nelsen, to Basin Construction, Inc., and Oregon Corporation, dated July 24, 1978, recorded July 24, 1978, in Volume M78 page 16034, Deed records of Klamath County, Oregon.

"This Instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON 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 \$ none.

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 6 day of April, 1984; 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.

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

ss.

The foregoing instrument was acknowledged before me this April 23, 1984, by Keith E. McClung and Beverly J. McClung, husband and wife,

Notary Public for Oregon

My commission expires: 8-5-87

(ORS 194.570)

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this

1984, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

Keith E. McClung et ux.

GRANTOR'S NAME AND ADDRESS

Basin Fresh Farms, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Basin Fresh Farms, Inc.

Rt 1 Box 623

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of April, 1984, at 12:49 o'clock P.M., and recorded in book/reel/volume No. m84 on page 6692 or as fee/file/instrument/microfilm/reception No. 35855, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$4.00

Cal
4.00

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