

OA 6800

BARGAIN AND SALE DEED



KNOW ALL MEN BY THESE PRESENTS, That JOHN STRIBLING FORD-LINCOLN-MERCURY, INC., an Oregon Corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Administrator, Small Business Administration, an agency of The United States 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:

Lots 92-98, inclusive, plus the 40 foot wide private service road easement lying adjacent to above lots as designated on the plat, all in BALSIGER TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29 recorded May 24, 1983 in Book M-83 at Page 8062.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Balsiger Tracts.
4. An easement created by instrument, including the terms and provisions thereof, Dated : November 5, 1946 Recorded : November 18, 1946 Book: 198 Page: 408 In favor of : The California Oregon Power Company, a California Corporation For : Transmission of water
5. Rights of the public in and to the 40 foot wide public service road easement designated on the plat of Balsiger Tracts.

OVER

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 \$  
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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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.

John Stribling Ford-Lincoln-Mercury, Inc.

By: *[Signature]*

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

(ORS 194.570)

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
The foregoing instrument was acknowledged before me this June 1, 1984, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of John Stribling Ford-Lincoln-Mercury, Inc. an Oregon corporation, on behalf of the corporation.

*[Signature]*  
Notary Public for Oregon

*[Signature]*  
Notary Public for Oregon

(SEAL) My commission expires: \_\_\_\_\_

My commission expires: 10/28/85 (If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Small Business Administration  
1220 SW Third Avenue  
Portland, OR 97204  
NAME, ADDRESS, ZIP

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

William H. Ferguson  
201 West Main  
Medford, OR 97501  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_ )  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county.  
Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

64 JUN 12 PM 3 30

OK 4.00

This Deed is tendered to Grantee in lieu of foreclosure, and acceptance by the Grantee is not to be construed as a full satisfaction of the indebtedness owed by Grantor to Grantee. Net sale proceeds of eventual re-sale of said property shall be applied to remaining balance on said indebtedness, and Grantor shall remain liable for any balance remaining thereafter.

STATE OF OREGON  
County of Multnomah

Filed for record at request of

on this 12 day of June A.D. 1984

at 3:30 o'clock P. M. and duly

recorded in Vol. M84 of Deeds

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**EVELYN BIERL**, County Clerk

By [Signature] Deputy

Fee 8.00