

43283

RETURN:

U. S. NATIONAL BANK
P. O. BOX 7399
2950 SHASTA WAY
KLAMATH FALLS OR 97602

Vol. 1784 Page 19403

ATTN: BOB OWEN

MTL-14089
BARGAIN AND SALE DEED

WALTER C. BADOREK and WILLIAM J. MILLS, Grantors, convey to WALTER C. BADOREK and SHARON D. BADOREK, husband and wife, Grantees, the following described real property:

See Exhibit "A" attached hereto and by this reference incorporated herein.

The true and actual consideration for this conveyance is ZERO DOLLARS (\$0.00) and other valuable consideration.

Until a change is requested, all tax statements are to be sent to the following address: Walter C. and Sharon D. Badorek, 4238 Onyx, Klamath Falls, OR 97601.

DATED this 25th day of Sept, 1984.

GRANTOR: B & M SALVAGE & METAL COMPANY

Walter C. Badorek
WALTER C. BADOREK, Partner

William J. Mills
WILLIAM J. MILLS, Partner

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 25 day of Sept, 1984, by WALTER C. BADOREK.

Before me:

[Signature]
Notary Public for Oregon

My Commission Expires: 11-27-84

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 10 day of October, 1984, by WILLIAM J. MILLS.

Before me:

[Signature]
Notary Public for Oregon

My Commission Expires: 8-29-86

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.

EXHIBIT A

19404

A tract of land located in the South one-half ($S\frac{1}{2}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of Section 3, Township 39 South, Range 9, East of the Willamette Meridian, and more particularly described as follows, to-wit:

Commencing at the Southwest (SW) corner of Section 3, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon; thence South $89^{\circ}33'35''$ East, 927.74 feet; thence North $00^{\circ}26'25''$ East, 30 feet to the true point of beginning; thence North $00^{\circ}26'25''$ East, 269.68 feet; thence South $89^{\circ}37'05''$ East, 335.67 feet; thence North $00^{\circ}12'43''$ West, approximately 30 feet to a $\frac{5}{8}$ inch iron pin and intersecting a line bearing North $89^{\circ}37'05''$ West; thence North $89^{\circ}37'05''$ West, 608.97 feet to a $\frac{5}{8}$ inch iron pin; thence South $00^{\circ}17'47''$ East, 299.63 feet to a $\frac{5}{8}$ inch iron pin; thence South $89^{\circ}33'35''$ East, 269.65 feet to the true point of beginning.

SAVING AND EXCEPTING unto the Great Northern Railway Co., a Minnesota corporation, its successors and assigns, the right to maintain and use the present railway tracks upon, over and across the above described property.

ALSO EXCEPTING THEREFROM a reservation unto the Great Northern Railway Co., a Minnesota corporation, its successors and assigns forever, all iron, natural gas, coal, oil and all minerals of any nature whatsoever upon or in the lands above described together with the sole, exclusive and perpetual right to explore for, remove and dispose of the same by means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the lands above described, and in such manner as not to interfere with the use thereof by the Grantee, its successors and assigns.

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

on this 16th day of November A.D. 19 84
at 11:19 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 19403

EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 9.00