

OA **46949** BARGAIN AND SALE DEED Vol. **M85** Page **4013**

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RACQUET CLUB, INC., an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WASHBURN ENTERPRISES, 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:

The West 210 feet of Lot 1 and the North 225.44 feet of the West 210 feet of Lot 2, Block 6, Tract 1080, WASHBURN PARK, EXCEPTING THEREFROM the northerly 250 feet thereof.

Grantor, by this deed, conveys to grantee its right of redemption in and to the above-described real property.

(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 \$ 10.00

~~Under the above consideration, grantor does not include other property or value given or promised which is part of the consideration. Indicate which of the above is the actual consideration paid for this transfer.~~

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 12th day of February, 1985; 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.

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.)

STATE OF OREGON,

(ORS 194.570)

County of _____

ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____

STATE OF OREGON, County of SACRAMENTO) ss.

The foregoing instrument was acknowledged before me this

2-12

, 1985, by RONALD H. LAMSON

president, and by _____

secretary of KLAMATH RACQUET CLUB, INC.

INC.

corporation, on behalf of the corporation.

(SEAL)

My commission expires:

Notary Public



OFFICIAL SEAL
CAROL M. BEERMAN
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My comm. expires MAY 14, 1988

5-14-88

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of March, 1985, at 2:16 o'clock P.M., and recorded in book/reel/volume No. M85 on page 4013 or as fee/file/instrument/microfilm/reception No. 46949, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Prm Smith Deputy

Fee: \$5.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Washburn Enterprises, Inc.
P. O. Box 1886
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Washburn Enterprises, Inc.
P. O. Box 1886
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

85 MAR 19 PM 2 16

PK 5-00