

70091

Vol M87 Page 00126

After recording return to:

RBO Properties

3313 Washburn

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested, mail all tax statements to:

RBO Properties, c/o Basin Tire

3313 Washburn

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

ATC 30465

BARGAIN AND SALE DEED-STATUTORY FORM

38 Ronald L. Reich, Kathy D. Reich, Dale Bartmess and Shirley Bartmess
 2 conveys to RBO Properties, a partnership consisting of Jon K. O'Donnell and Michael P. Grantor.
 5 Rontvedt

38 Grantee, the following described real property:

5 A tract of land situated in the NW 1/4 of the NW 1/4 of Section 10, Township 39 South,
 5 Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon,
 5 more particularly described as follows:

5 The South 190 feet of the following property:

5 Beginning at an iron pin on the East boundary line of Washburn Way, which point is East
 5 a distance of sixty feet and North 0° 34' West a distance of 398.0 feet from the
 5 Southwest corner of the NW 1/4 of the NW 1/4 of Section 10; thence North 0° 34' West
 5 along the East boundary of Washburn Way a distance of 350.0 feet to an iron pin; thence
 5 East a distance of 300.0 feet to a point; thence South 0° 34' East parallel to the East
 5 boundary of Washburn Way a distance of 350.0 feet to a point; thence West a distance of
 5 300.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County, Oregon, by Deed dated
 December 10, 1960, recorded December 14, 1960, in Volume 326, Page 178.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Washburn Way.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE
 LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO
 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES

The true consideration for this
 conveyance is \$58,000

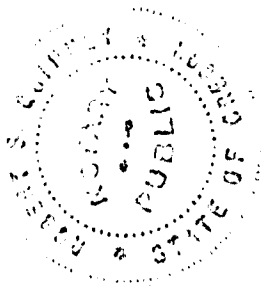
Dated 12/23 1986

State of Oregon
 County of Lane

Ronald L. Reich Kathy D. Reich
 Dale Bartmess Shirley Bartmess

The foregoing instrument was acknowledged before me this 23 day of December
 19 __, by Ronald L. Reich, Kathy D. Reich, Dale Bartmess and Shirley Bartmess

Notary Public for Oregon
 My Commission Expires: 1-6-88



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of January A.D., 19 87 at 2:38 o'clock P M., and duly recorded in Vol. M 87 day
 of January A.D., 19 87 at 2:38 o'clock P M., and duly recorded in Vol. M 87 day
 of January A.D., 19 87 at 2:38 o'clock P M., and duly recorded in Vol. M 87 day

FEE \$10.00

Evelyn Biehn, County Clerk
 By [Signature]

HERSHNER, HUNTER, MOULTON, ANDREWS & NEILL
 LAW OFFICES
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 EUGENE, OREGON 97440