

OA

74167

BARGAIN AND SALE DEED

Vol. 1087 Page 7574

KNOW ALL MEN BY THESE PRESENTS, That Leslie D. Lamb now known as Leslie D. Matlick, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Small Business Administration, an agency of the United States of America, 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:

See Exhibit A attached hereto and incorporated herein by this reference

(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 \$ 1.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 14th day of April, 1987;

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.)

(ORS 194.570)

STATE OF OREGON,

County of Washington } ss.

The foregoing instrument was acknowledged before me this 14th day of April, 1987, by

Leslie D. Lamb n/k/a/Leslie D. Matlick

Notary Public for Oregon

(SEAL)

My commission expires:

11-06-87

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

president, and by _____,

secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

Leslie D. Lamb now known as
Leslie D. Matlick

GRANTOR'S NAME AND ADDRESS

U.S. SMALL BUSINESS ADMINISTRATION
1220 S.W. Third Avenue, Room 676
Portland, OR 97204-2882

GRANTEE'S NAME AND ADDRESS

After recording return to:

U.S. SMALL BUSINESS ADMINISTRATION
1220 S.W. Third Avenue, Room 676
Portland, OR 97204-2882

NAME, ADDRESS, ZIP

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

U.S. SMALL BUSINESS ADMINISTRATION
1220 S.W. Third Avenue, Room 676
Portland, Oregon 97204-2882

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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

Schedule A — ~~Ordinance~~

7575

The land referred to in this deed ~~policy~~ is situated in the State of Oregon, County of Klamath and is described as follows:

A portion of Tract 805, Enterprise Tracts, Klamath County, Oregon, described as follows: Beginning at the Southwest corner of said Tract 805; thence N. 0°00' W., along the West boundary of said Tract 805, 586.64 feet, more or less, to the Southwest corner of a tract conveyed to S. Marie Stearns by deed recorded in Volume 179 page 385 Deed Records, Klamath County, Oregon; thence S. 55°50' E., along the Southerly boundary of said Stearns tract, 139.3 feet, more or less, to the Southeasterly corner of said Stearns tract 190 feet, more or less, to the Southehrly boundary of South Sixth Street as described in deed to the State of Oregon recorded in Volume 191 page 240 Deed Records, Klamath County, Oregon; thence S. 55°50' E., along the Southerly boundary of the said South Sixth Street as widened in 1946, 200.72 feet, more or less, to the Northwest corner of tract conveyed by H. M. Mallory and Christine W. Mallory to The Bi-Mart Company by deed recorded in Volume M73 page 3753, Deed Records, thence S. 34°10' W., along the Northwestern boundary of said Mallory tract 400 feet, more or less, to the most Westerly corner of said Mallory tract; thence S. 55°50' E., along the most Southerly boundary of the said Mallory Tract, 27 feet, more or less, to the Northwestern corner of tract conveyed by Howard and Maybelle E. Barnhisel and Martha D. Smith to The Bi-Mart Company by deed recorded in Volume M73 page 3750 Deed Records; thence Southerly 205 feet, more or less, along the Westerly boundary of The Bi-Mart Company tract as described in the deed recorded in Volume M73 page 3750, to a point on the Southerly boundary of said Tract 805 which is S. 89°47' W. 440 feet, more or less, from the Southeast corner of said Tract 805; thence S. 89°47' W., along the Southerly boundary of the said Tract 805, 188 feet, more or less, to the Southwest corner of the said Tract 805 and the point of beginning, containing 3.33 acres, more or less, with bearings based on recorded Survey No. 62 and description in deed from Klamath Basin Cooperative to Howard and Maybelle E. Barnhisel and Richard M. and Martha D. Smith recorded March 8, 1952 in Volume 253 page 350 Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of U.S. Small Business Administration the 5th day
of May A.D., 19 87 at 8:34 o'clock A. M., and duly recorded in Vol. MSB
of Deeds on Page 7574

FEE \$14.00

Evelyn Biehn, County Clerk
By Ann Smith