

80875

BARGAIN AND SALE DEEDVol. 181 Page 19394

(Statutory Form)

VIRGINIA R. TURNER, GARY J. TURNER and R. A. THOMPSON, JR., dba
TRIPLE "T" RENTALS, Grantors, convey to AMBER ENTERPRISES, INC., an
Oregon corporation, Grantee, effective January 1, 1985, the following
real property free of encumbrances except as specifically set forth
below:

Lots 16, 17 and 18 in Block 6 of INDUSTRIAL ADDITION to the City
of Klamath Falls, according to the official plat thereof on file
in the office of the County Clerk, Klamath county, Oregon.

SUBJECT TO contracts and/or liens for irrigation and/or drainage,
reservations, easements, restrictions and rights of way of record
and those apparent on the land.

ALSO SUBJECT TO: Trust Deed, including the terms and provisions
thereof, with interest thereon and such future advances as may be
provided therein, given to secure the payment of \$6,000.00

Dated: March 31, 1971
Recorded: April 7, 1971 Book: M-71 Page: 2944
Trustor: Richard K. Turner and Virginia R. Turner,
husband and wife
Trustee: Transamerica Title Insurance Company
Beneficiary: Equitable Savings & Loan Association, an
Oregon Corporation

which Trust Deed the Grantees herein do not assume and agree to
pay and Grantor herein will remain responsible under the terms of
the Trust Deed and Grantor holds Grantees harmless therefrom.

Blanket conveyance to Benj. Franklin Savings and Loan
Association, including the terms and provisions thereof,
Recorded: October 14, 1982 Book: M-82 Page: 13749
Substitution of Trustee, including the terms and provisions
thereof,

Recorded: October 14, 1982 Book: M-82 Page: 13747
Amended: March 3, 1983 Book: M-83 Page: 3284

The above listed documents substituted Harry M. Hanna as
Trustee.

ALSO SUBJECT TO Assignment of Rents

Dated: March 31, 1971
Recorded: April 15, 1971 Book: M-71 Page: 3256
From: Richard K. Turner and Virginia R. Turner,
husband and wife
To: Equitable Savings and Loan Association, an
Oregon Corporation

given as additional security to the trust deed

Recorded: April 7, 1971 Book: M-71 Page: 2944

which Trust Deed and assignment of rents the Grantees herein do
not assume and agree to pay and Grantor herein will remain
responsible under the terms of Trust Deed and Assignment of Rents
and Grantor holds Grantees harmless therefrom.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING AND 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 AND ACTUAL CONSIDERATION for this conveyance is \$10.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration, being an exchange of properties. This conveyance is also intended to reflect of record the transfer of ownership, possession and control of the above-described real property effective the date set forth hereinabove.

DATED this 30 day of June, 1987.

TRIPLE "T" RENTALS, a Partnership

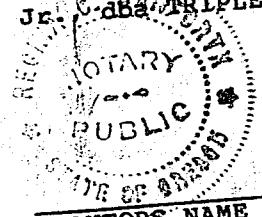
By: Virginia R. Turner
Virginia R. Turner

By: Gary J. Turner
Gary J. Turner

By: R. A. Thompson, Jr.
R. A. Thompson, Jr.

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 30 day of June, 1987, by Virginia R. Turner, Gary J. Turner, and R. A. Thompson, Jr., dba TRIPLE "T" RENTALS, a partnership.



Norman C. Deaf
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/30/87

GRANTORS NAME AND ADDRESS:
Virginia R. Turner, Gary J. Turner, and
R. A. Thompson, Jr., dba Triple "T"
Rentals,

GRANTEES NAME AND ADDRESS:
Amber Enterprises, Inc.

AFTER RECORDING, RETURN TO:
Amber Enterprises, Inc.
6728 Amber
Klamath Falls OR 97601

Until a Change is Requested,
Tax Statements Should be Sent
To:
Amber Enterprises, Inc.
6728 Amber
Klamath Falls OR 97601

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of October, 1987, at 2:04 o'clock P.M., and recorded in Book M87 on Page 19394 or as File Reel Number 80875, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By: Pam Smith
Deputy

Fee: \$15.00