

K-41155

STATUTORY BARGAIN AND SALE DEED  
(Oregon)

Triangle Land Company ("TLC"), a partnership, and Asghar R. Sadri ("Sadri"), individually, Grantor, conveys to James B. McCoy, acting in his capacity as Chapter 7 trustee in the bankruptcy case of In re Wallace V. Teuscher, et ux., United States Bankruptcy Court for the Western District of Washington at Tacoma, Case No. 86-31524 ("Teuschers' Chapter 7"), Grantee, the following described real property in the County of Klamath and State of Oregon:

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

Further, this deed transfers, conveys and assigns any other property located thereon, including without limitation, all personal, mixed, tangible, and intangible property, EXCEPT Sadri does not relinquish nor convey to Grantee, Sadri's right, title and interest in and to that certain real estate contract between Teuschers and Sadri dated June 28, 1985, recorded August 2, 1985, Volume M85, page 12204, Microfilm Records, Klamath County, Oregon. All real and other property is conveyed free and clear of federal tax liens securing claims against TLC and Sadri and free and clear of any consensual liens, but is otherwise conveyed without recourse or warranty of any kind.

The true consideration for this conveyance is a Settlement Agreement, dated August 16, 1989, entered and approved in the Teuschers' Chapter 7.

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.

DATED this 6th day of Oct, 1989.

TRIANGLE LAND COMPANY

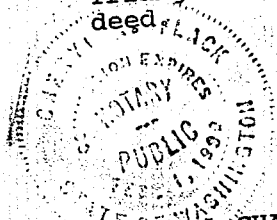
BY Asghar R. Sadri  
Asghar R. Sadri, Partner

Asghar R. Sadri  
Asghar R. Sadri, Individually

21986

STATE OF Washington  
County of Clallam } ss.

On this 14th day of Oct, 1989, appeared the above named ASGHAR R. SADRI who acknowledged that he executed this instrument in his capacity as Partner of and on behalf of Triangle Land Company, and individually, as his free act and deed.



Cheryl A. Glack  
Notary Public for Washington  
My Commission Expires: 2/1/90

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:  
Jerri Henry  
Monroe, Lance & DeFrancisco, P.S.  
200 ONB Building  
PO Box 456  
Longview, Washington 98632

AFTER RECORDING RETURN TO:  
Michael G. Magnus  
Greene & Markley, P.C.  
1515 S.W. Fifth, Suite 600  
Portland, Oregon 97201

FOR RECORDER'S USE

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## PARCEL 5:

Lot 1, Block 1, TRACT NO. 1031, SHADOW HILLS I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809 034DA 01400

## PARCEL 6:

Tracts 14 and 19, ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in Lots 14 and 19 of ENTERPRISE TRACTS located in Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron axle marking the Northeast corner of said Lot 14, thence from said point of beginning South 88 degrees 34' 11" West along the North boundary of said Lot 14, 656.69 feet to a 5/8" iron pin marking the Northwest corner of said Lot 14, thence South 88 degrees 44' 05" West along the North line of said Lot 19, 135.31 feet; thence leaving said North line of said Lot 19, South 00 degrees 09' 08" East 330.39 feet to a point, thence North 88 degrees 34' 11" East 792.01 feet to point on the East line of said Lot 14, thence North 00 degrees 09' 08" West along the East line of said Lot 14, 330.00 feet to the point of beginning.

Tax Account No.: 3809 03400 00400

## PARCEL 9:

That portion of Tract 11, ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southerly of that property conveyed to Klamath County School District by Deed Recorded in Volume M73, page 4117.

Tax Account No: 3809 035CB 02300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 14th day of Nov. A.D., 19 89 at 12:11 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 21985.

FEE \$18.00

Evelyn Biehn - County Clerk

By Quintine Mulendore