

OK 10944

BARGAIN AND SALE DEED

Vol. m90 Page 2312

KNOW ALL MEN BY THESE PRESENTS, That M. J. CRIDER AND DAVID GEORGE CRIDER, AS TRUSTEES OF THE VERA P. CRIDER TRUST AGREEMENT, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto COTTAGE GROVE MOTOR COMPANY, 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:

A parcel of land lying in the SE1/4 of the NE1/4 Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 220 feet West and 685 feet North of the SE corner of the SE1/4 of the NE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North parallel with the East line of said SE1/4 of the NE1/4 a distance of 5 feet; thence West parallel with the North line of said SE1/4 of the NE1/4 a distance of 220 feet; thence South parallel with the East line of the SE1/4 of the NE1/4 a distance of 5 feet; thence East parallel with the South line of said SE1/4 of the NE1/4 a distance of 220 feet to the point of beginning.

Tax Account No: 2408 0025A 02600
(covers other 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 \$ to clear title. However, the actual consideration consists of or includes other property of 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 28th day of November, 1989; 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 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON, Texas) ss.

County of Deas Smith)

The foregoing instrument was acknowledged before me this 28th day of November, 1989, by

M. J. Crider
Elizabeth Lookingbill

(ORS 194.570)

STATE OF OREGON, County of Deschutes) ss.

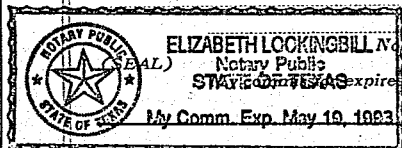
The foregoing instrument was acknowledged before me this 12-4, 1989, by David George Crider

President, and by
Secretary of

an individual corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 7-27-91



ELIZABETH LOOKINGBILL Notary Public for Oregon

Notary Public

STATE OF OREGON

My Comm. Exp. May 19, 1993

MJ CRIDER & DAVID GEORGE CRIDER

GRANTOR'S NAME AND ADDRESS

COTTAGE GROVE MOTOR COMPANY

PO Box 8

Cottage Grove, OR 97424

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY

222 S. 6th

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

COTTAGE GROVE MOTOR COMPANY

PO Box 8

Cottage Grove, OR 97424

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of Feb., 1990, at 2:16 o'clock P.M., and recorded in book/reel/volume No. M90 on page 2312 or as fee/file/instrument/microfilm/reception No. 10944 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Deputy

Fee \$28.00