

12939

BARGAIN AND SALE DEED

TRENDWEST, inc, an Oregon Corporation

KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST, inc, an Oregon Corporation, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HARBOR LINKS, INC., 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:

SEE ATTACHED DESCRIPTION SHEET

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 27 day of March, 19 90;
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, } ss.

County of _____
The foregoing instrument was acknowledged before me this _____, 19____, by _____

Notary Public for Oregon
(SEAL) My commission expires: _____

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this March 27, 1990, by David Deuch, president, and by Trendwest, inc. secretary of _____

an Oregon corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____
(SEAL) My commission expires: _____
(If executed by a corporation, affix corporate seal)
VERL A. ENSOR
NOTARY PUBLIC-OREGON
4-23-91
STATE OF OREGON

TRENDWEST, inc.
803 Main Suite 404
Klamath Falls, Or
HARBOR LINKS, INC.
601 Harbor Isles Blvd.
Klamath Falls, Or 97601
After recording return to:
HARBOR LINKS, INC.
601 Harbor Isles Blvd
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
HARBOR LINKS, INC.
601 Harbor Isles Blvd
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

County of _____
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

LEGAL DESCRIPTION OF GOLF COURSE

A tract of land situated in Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly right of way line of Harbor Isles Boulevard from which the center 1/4 corner of said section 19 bears South 86 degrees 03' 36" West 451.90 feet; thence South 00 degrees 10' 45" West 57.21 feet to a point on the Northerly right of way line of Hanks Street; thence along said right of way line of Hanks Street, South 89 degrees 17' 45" West 50.00 feet and South 34 degrees 29' 32" West 105.00 feet; thence North 55 degrees 30' 28" West 100.00 feet; thence South 34 degrees 29' 32" West 686.07 feet; thence South 47 degrees 41' 16" West 1343.95 feet; thence North 76 degrees 32' 40" West 402.40 feet to the Northwesterly corner of Lot 8, Block 1, SHIPPINGTON FIRST ADDITION; thence continuing North 76 degrees 32' 40" West, along the Northerly line of said subdivision, 458.70 feet; thence North 13 degrees 13' 00" East 157.16 feet; thence North 76 degrees 47' 00" West 100.00 feet; thence North 13 degrees 27' 40" West 318.00 feet to a point on the Easterly line of TRACT 1209-HARBOR ISLES; thence along said Easterly line North 36 degrees 18' 32" East 12.39 feet, along the arc of a curve to the right (central angle equals 40 degrees 13' 48", radius equals 40.00 feet and the long chord bears North 33 degrees 34' 34" West) 28.09 feet, North 13 degrees 27' 40" West 158.14 feet and along the arc of a curve to the right (radius equals 40.00 feet and central angle equals 82 degrees 30' 22") 57.60 feet to the Southeasterly corner of Lot 5 Block 2 of said TRACT 1209; thence continuing along the arc of said curve (Radius equals 40.00 feet and central angle equals 08 degrees 42' 54") 6.08 feet; thence North 77 degrees 45' 36" East 1363.94 feet; thence North 02 degrees 46' 40" West 121.66 feet to a point on the Southerly right of way line of Harbor Isles Boulevard; thence along said Southerly right of way line North 77 degrees 45' 36" East 296.54 feet, along the arc of a curve to the right (Radius equals 195.00 feet and central angle equals 23 degrees 28' 50") 79.91 feet to the point of reverse curve, along the arc of a curve to left (Radius equals 285.00 feet and central angle equals 23 degrees 26' 26") 116.60 feet and North 77 degrees 48' 00" East 715.18 feet; thence South 12 degrees 12' 00" East 30.00 feet; thence North 77 degrees 48' 00" East 40.00 feet; thence North 12 degrees 12' 00" West 30.00 feet; thence North 77 degrees 48' 00" East 11.78 feet to the point of beginning, containing 42.18 acres and with bearings based on said TRACT 1209--HARBOR ISLES.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of March A.D., 19 90 at 9:19 o'clock A.M., and duly recorded in Vol. M90
of Deeds on Page 5768
By Evelyn Biehn County Clerk

FEE \$33.00