

OK

13446

BARGAIN AND SALE DEED

Vol. m90 Page 6781

CN

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH COUNTY, A PUBLIC CORPORATION  
 OF THE STATE OF OREGON, hereinafter called grantor,  
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TRAIN MOUNTAIN, INC.  
HC 30, BOX 1041, CHILOQUIN, OREGON 97624  
 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:

R3501 004AO 01000 OU4 00

Key 223715

An Undivided 76/240 interest beginning at a point 20 feet North of the Southwest  
 corner of Lot 7, Section 4, Township 35 South, Range 7 East of the Willamette  
 Meridian in Oregon, running thence East 750 feet; thence North 275.16 feet;  
 thence West 750 feet; thence South 275.16 feet to the point of beginning.

(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 \$1,500.00

~~For the purpose of this deed, the consideration of the property is \$1,500.00, and the grantor hereby warrants that the property is free from all liens, taxes, and other encumbrances, and that the grantee shall have quiet enjoyment of the property.~~

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 11<sup>th</sup> day of April, 1990;  
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officer, duly authorized thereto by  
 order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
 SCRIBED 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.)

(ORS 194.570)

STATE OF OREGON,

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  
April 11, 1990, by Harry Fredricks, Chairman  
of the Board and by Roger Hamilton and Ted  
Lindow of Commissioners of the County  
of Klamath, Oregon, A public corporation by the  
State of Oregon corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

2/13/93

(If executed by a corporation,  
 affix corporate seal)

Klamath County Board of Commissioners  
 305 Main Street, Courthouse Annex  
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Train Mountain, Inc.  
 HC 30, Box 1041  
 Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Train Mountain, Inc.,  
 HC 30, Box 1041  
 Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Train Mountain, Inc.  
 HC 30, Box 1041  
 Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
 ment was received for record on the  
11th day of April, 1990,  
 at 3:54 o'clock P.M., and recorded  
 in book/reel/volume No. M90 on  
 page 6781 or as fee/file/instru-  
 ment/microfilm/reception No. 13446,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By D. L. Mullins Deputy

Fee \$28.00

190 APR 11 PM 3 54