16588

BALGAIN AND SALE DEED

Vol.m90 Page 12290

KNOW ALL MEN BY THESE PRESENTS, That ... JANE ... A. OHLUND and PAUL F. OHLUND ... as joint owners with right of survivorship, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

WELCO INDUSTRIES, INC. 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 , Stale of Oregon, described as follows, to-wit:

A parcel of land lying in Government Lot 7 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, described as follows: Beginning at a point 285.72 feet North and 1300.86 feet East of the Southwest corner, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, which point is located on East boundary of Lot 7, said Section 34; thence South 147.90 feet to a stake at edge of Williamson River; thence South 85° West for 200 feet; thence South 43° West 91.20 feet; thence North 231.80 feet; thence East 261.40 feet to point of beginning. BUT EXCEPTING THEREFROM the 100 foot by 50 foot parcel conveyed to Lloyd Lotches by Land Status Report recorded in Book 306, at page 467, Deed Records.

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 \$ 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 24 day of October , 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CLTY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. (If the signer of the above its a corporation, we the form of acknowledgment apposite.) STATE OF OREGON, STATE OF OREGON, County of County of Jackson The toregoing instrument was acknowledged before me this The loregoing instrument was acknowledged before methis October 24 ,188 ,by , 19....., by president, and by Jane A. Ohlund and Paul F. Chilind to be their voluntary sant and deed. Mada Nerway Public for Ors on

GRANTOR'S NAME AND ADDRESS

6/25/91

My rodanission expires:

(SEIL)

GRANTLE'S NAME AND ADDRESS After recording return to: Welco Industries Inc. 2500 E. 2nd Street Long Beach, CA 90803

Until a change is requested all tax statements shall be sent to the following address. Welco Industries Inc. 2500 E. 2nd Street Long Beach, CA 90803

FOR HECORDER'S USE

Notary Public for Oregon

My commission expires:

County of Klamath I certify that the within instrument was received for record on the 21st day of June 19.90, at 2:56 o'clock P. M., and recorded in book/reel/volume No....M90 on page 12290 or as fee/file/instrument/microfilm/reception No...16588, Record of Deeds of said county.

STATE OF OREGON.

corporation, on behalf of the corporation.

(SEAL)

(If executed by a corporation, affix corporate seal)

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk By Danier Mullender Deputy