

21484

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That FRED W. STILWELL, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto M. EGBERT, hereinafter called the grantee, unto grantee's heirs, successors and assigns all of grantor's 30 percent interest in that certain real property, with the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A".

To Have and 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 \$60,000.

In construing this deed and where the context so requires, the singular includes the plural and the 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 10th day of October, 1990.

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.

Fred W. Stilwell
FRED W. STILWELL

STATE OF OREGON

County of Klamath

) ss.

On this 10th day of October, 1990, personally appeared before me the above named FRED W. STILWELL and he acknowledged the foregoing instrument to be his voluntary act and deed.

Richard M. Belcher
Notary Public for Oregon
My Commission expires: 9/24/99

Fred W. Stilwell

803 Main, Suite 202

Klamath Falls, OR 97601

Grantor's Name and Address:

M. Egbert

3104 Southside Bypass

Klamath Falls, OR 97603

Grantee's Name and Address:

After recording return to:

Richard M. Belcher

4111 Washburn Way

Klamath Falls, OR 97603

If a change is requested all tax state records shall be sent to the following address:

M. Egbert

3104 Southside Bypass

Klamath Falls, OR 97603

90 OCT 17 PM 3 29

EXHIBIT "A"

20812

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

A parcel of land lying in Tracts 20 and 21 of Enterprise Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point which is the center of Section 34, Township 38 South, Range 9 East of the Willamette Meridian; thence East along said centerline of Section 34, 670 feet, more or less to the East line of Tract 21; thence North along the East line of said Tracts 21 and 20 to the Northeast corner of Tract 20; thence West along the North line of Tract 20 to the Northwest corner of Tract 20; thence South along the West line of Tracts 20 and 21 to the point of beginning, TOGETHER WITH a right of way along existing roads on the East side of Tract 21.

EXCEPTING THEREFROM the following described parcel: Beginning at a point at the Northeast corner of Tract 20 Enterprise Tracts of Klamath County, thence Westerly along the Northern boundary line of said tract a distance of 664.2 feet, more or less to the Northwest corner of said Tract 20; thence Southerly 30 feet along the West boundary line to the fence; thence Easterly along said fence line a distance of 164.2 feet, more or less parallel to the Northern boundary line of said tract; thence continuing East along said fence line a distance of 500 feet more or less to a point on the East boundary line of said Tract 20 which is 37 feet South from the point of beginning; thence Northerly along the East boundary line 37 feet to the point of beginning.

PARCEL 2:

All of Tract 21 of Enterprise Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting therefrom that portion conveyed to Joe Bart and Edith Bart by Deed Volume 305, page 230, and those portions conveyed to the State of Oregon by and through its State Highway Commission by Deed Volume 337, page 350, and by Deed Volume 867, page 7464, all Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard N. Belcher the 15th day
of Oct. A.D. 19 90 at 3:39 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 20811.

FEE \$33.00

Evelyn Biehn County Clerk

By Caroline M. Anderson