

31070

BARGAIN AND SALE DEED

Vol. 991 Page 12043



KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST DEVELOPMENT CO., AN OREGON CORPORATION, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

TRENDWEST, 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 EXHIBIT A

THIS RECORDING DOES NOT CONSTITUTE A CHANGE IN TITLE BUT A CHANGE IN CORPORATE NAME.

(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 \$

~~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 15TH day of MAY, 19 91; 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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,

County of _____, ss.

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

Notary Public for Oregon

(SEAL)

My commission expires:

(ORS 194.570)

STATE OF OREGON, County of Klamath

The foregoing instrument was acknowledged before me this 5/15, 19 91, by Roger Thompson

president, and by _____

secretary of _____

Trendwest Development Co. a corporation, on behalf of the corporation.

Jeffrey L. Bunker Notary Public for Oregon

(SEAL)

My commission expires: 4/12/91

(If executed by a corporation, affix corporate seal)

TRENDWEST DEVELOPMENT CO.

803 MAIN STREET

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

TRENDWEST, INC.

803 MAIN STREET

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SOUTH VALLEY STATE BANK

801 MAIN STREET

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____, ss.

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

SPACE RESERVED
FOR
RECORDER'S USE

201 JUN 24 PM 3 50

EXHIBIT "A"

6930 AIRWAY DRIVE

51
3
51

A PORTION OF THAT TRACT OF LAND RECORDED IN VOLUME 242, PAGE 100, DEED RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED AS BEING THE NW 1/4 NE 1/4 OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND, WHICH POINT OF BEGINNING IS THE NORTHEAST CORNER OF THE NW 1/4 NE 1/4 OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEARS WEST ALONG THE SECTION LINE A DISTANCE OF 1339.75 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE CONTINUING WEST ALONG SAID SECTION LINE A DISTANCE OF 190.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID SECTION LINE A DISTANCE OF 136.55 FEET; THENCE SOUTH 0 DEGREES 19' WEST PARALLEL WITH THE EAST BOUNDARY OF ABOVE SAID TRACT A DISTANCE OF 712.42 FEET TO THE SOUTH BOUNDARY THEREOF; THENCE NORTH 42 DEGREES 17' EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 203.82 FEET TO A POINT WHICH BEARS SOUTH 0 DEGREES 19' WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 19' EAST 561.11 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

6930 AIRWAY DRIVE

A PORTION OF THAT TRACT OF LAND RECORDED IN VOLUME 242, PAGE 100, DEED RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED THEREIN AS BEING IN THE NW 1/4 NE 1/4 OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND, WHICH POINT OF BEGINNING IS THE NORTHEAST CORNER OF THE NW 1/4 NE 1/4 OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEARS WEST ALONG THE SECTION LINE A DISTANCE OF 1667.26 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID SECTION LINE A DISTANCE OF 112.24 FEET; THENCE SOUTH 0 DEGREES 19' WEST PARALLEL WITH THE EAST BOUNDARY OF ABOVE SAID TRACT A DISTANCE OF 836.8 FEET TO THE SOUTH

EXHIBIT "A" CONTINUED

12045

BOUNDARY THEREOF; THENCE NORTH 42 DEGREES 17' EAST ALONG SAID SOUTH BOUNDARY 167.54 FEET TO A POINT WHICH BEARS SOUTH 0 DEGREES 19' WEST, FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 19' EAST 712.42 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

CRYSTAL SPRINGS - OLENE PROPERTY

PARCEL 1:

THE FOLLOWING DESCRIBED REAL PROPERTY IN KLAMATH COUNTY, OREGON:

BEGINNING AT A POINT 1100.3 FEET EAST OF THE NORTHWEST CORNER OF THE NE 1/4 SW 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE EAST 645.2 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN DEED RECORDED MARCH 30, 1937 IN DEED VOLUME 108, PAGE 314, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 1659 FEET TO THE NORTH LINE OF THE DALLES-CALIFORNIA HIGHWAY; THENCE NORTH 46 DEGREES 07' WEST ALONG SAID HIGHWAY, 893 FEET; THENCE NORTH 1041.7 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

A TRACT OF LAND SITUATED IN THE S 1/2 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 140, SAID POINT BEING 44 FEET OF CENTER LINE AT ENGINEER'S STATION 160+31.05, FROM WHICH THE 1/4 CORNER COMMON TO SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND SECTION 6, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEARS NORTH 61 DEGREES 33' 14" EAST 2918.09 FEET; THENCE NORTH 46 DEGREES 04' 33" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 200.00 FEET; THENCE NORTH 43 DEGREES 55' 27" EAST 81.07 FEET TO THE CENTERLINE OF THE ENTERPRISE IRRIGATION DISTRICT CANAL; THENCE ALONG SAID CANAL CENTERLINE NORTH 77 DEGREES 39' 16" EAST 356.49 FEET; THENCE SOUTH 00 DEGREES 00' 23" EAST 150.00 FEET; THENCE SOUTH 64 DEGREES 39' 30" WEST 288.18 FEET TO THE POINT OF BEGINNING WITH BEARINGS BASED ON AND REFERENCE BEING SURVEY NO. 3508, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

12046

EXHIBIT "A" CONTINUED

PARCEL 2:

A TRACT OF LAND SITUATED IN THE S 1/2 OF SECTION 1. TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 140, SAID POINT BEING 44 FEET OF CENTER LINE AT ENGINEER'S STATION 160+31.05, FROM WHICH THE 1/4 CORNER COMMON TO SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND SECTION 6, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEARS NORTH 61 DEGREES 33' 14" EAST 2918.09 FEET; THENCE NORTH 46 DEGREES 04' 33" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 200.00 FEET; THENCE NORTH 43 DEGREES 55' 27" EAST 81.07 FEET TO THE CENTERLINE OF THE ENTERPRISE IRRIGATION DISTRICT CANAL; THENCE ALONG SAID CANAL CENTERLINE NORTH 77 DEGREES 39' 16" EAST 356.49 FEET; THENCE SOUTH 00 DEGREES 00' 23" EAST 150.00 FEET; THENCE SOUTH 64 DEGREES 39' 30" WEST 288.18 FEET TO THE POINT OF BEGINNING WITH BEARINGS BASED ON AND REFERENCE BEING SURVEY NO. 3508 AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day
of June A.D., 19 91 at 3:50 o'clock P M., and duly recorded in Vol. M91,
of Deeds on Page 12043.

Evelyn Biehn - County Clerk

By Pauline Muelendorse

FEE \$43.00