

32103

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That TOM W FREY AND CHERI FREY, AS TENANTS, hereinafter called grantor, BY THE ENTIRETY

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PEACH TREE, LTD., A LIMITED PARTNERSHIP

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:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN KLAMATH COUNTY, OREGON:

PARCEL 1: A PARCEL OF LAND SITUATED IN PORTIONS OF VACATED BLOCKS 2,3,6,7,9 AND 10, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ELDORADO BOULEVARD AND NORTHWEST RIGHT OF WAY LINE OF SLOAN STREET; THENCE SOUTH 38°16'30" WEST ALONG SAID RIGHT OF WAY LINE OF SLOAN STREET, A DISTANCE OF 576.60 FEET TO THE SOUTH RIGHT OF WAY LINE OF DAHLIA STREET; THENCE NORTH 51°43'30" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 38°16'30" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 38°16'30" WEST A DISTANCE OF 175.00 FEET; THENCE NORTH 38°16'30" EAST A DISTANCE OF 668.38 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ELDORADO BOULEVARD; THENCE SOUTHEASTERLY ALONG THE ARC OF A 8°28'30" CURVE TO THE RIGHT, A DISTANCE OF 200.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 2, BLOCK 10, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM THE SOUTHEASTERLY 19 FEET, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(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 the whole part of the 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 24th day of MAY, 1991; 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 Klamath ) ss.  
The foregoing instrument was acknowledged before me this July 16, 1991, by Tom W. and Cheri Frey

(SEAL) Jeffrey S. Bradford  
Notary Public for Oregon  
My commission expires: 6/12/92

(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this 19, by Tom W. Frey president, and by Cheri Frey secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

TOM W AND CHERI FREY

GRANTOR'S NAME AND ADDRESS

PEACH TREE, LTD.

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.

PEACH TREE LTD  
815 WASHBURN WAY  
KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of July, 1991 at 11:36 o'clock A.M., and recorded in book fee volume No. M91 on page 14034 or as fee/file/instrument microfilm/reception No. 32109, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk.....  
NAME TITLE

By Debra M. Mullen Deputy

Fee \$28.00