

34463

mtc 25458
BARGAIN SALE DEED

Vol. mg1 Page 18283

KNOW ALL MEN BY THESE PRESENTS, That HY LESNICK, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto LESNICK DEVELOPMENT CO., LTD., herein 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 LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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.

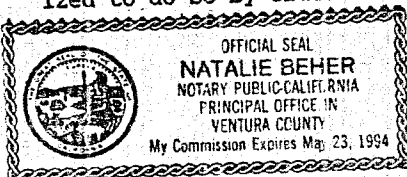
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to clear title.

However, the actual consideration consists of or includes other property or value given or promised is the whole / part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and 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 34 day of June, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.



X Hy Lesnick
HY LESNICK

CALIFORNIA
STATE OF ~~OREGON~~ County of VENTURA) ss.
This instrument was acknowledged before me on June 13, 1991
by HY LESNICK
This instrument was acknowledged before me on JUNE 13, 1991
by NATALIE BEHER
as A NOTARY PUBLIC
of VENTURA COUNTY, STATE OF CALIFORNIA

Natalie Beher Notary Public of Oregon CALIFORNIA
My commission expires 5-23-94

Grantor: HY LESNICK

Grantee: LESNICK DEVELOPMENT CO., LTD.
c/o Ralph Carmichael, P.O. Box 936
Newbury Park, CA 91319

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 Mortgages of said County.

Witness by my hand and seal of County affixed

AFTER RECORDING RETURN TO:

NAME

TITLE

By _____ Deputy

The following described real property in Klamath County, Oregon;

W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 10;

W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15;

SE $\frac{1}{4}$ of Section 16;

NE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 20;

W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 21;

NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 22;

EXCEPTING that part of Section 22 lying Southeasterly of Highway.

ALSO EXCEPTING; Beginning at the quarter section corner between Sections 22 and 27, Township 39 South, Range 8 East of the Willamette Meridian; thence

East 327 feet; thence

North 54⁰ West 400 feet; thence

South to the point of beginning.

The SW $\frac{1}{4}$ NW $\frac{1}{4}$, and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28.

The NE $\frac{1}{4}$, the N $\frac{1}{2}$ SE $\frac{1}{4}$, the E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29;

ALSO Beginning at the Northeast corner of the W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29; thence

West along the North line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, 385 feet, more or less, to the Northeast corner of property conveyed to Walter V. Vincent, et ux, by deed recorded in Volume 192 at page 269, thence

South along the East line of the said Vincent property to the North line of the Emmitt Ditch, thence

East along the North line of said Emmitt ditch to the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 29 thence

North along said East line to the point of beginning.

All of the above described property being in Township 39 South, Range 8 East of the Willamette Meridian.

ALSO SAVING AND EXCEPTING rights of way for roadways, ditches, canals or laterals.

ALSO SAVING AND EXCEPTING a tract of land lying within the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; said

tract being particularly described as follows:

Beginning at the $\frac{1}{4}$ section corner common to Sections 22 and 23, Township 39 South, Range 8 East of the Willamette Meridian; thence

South along the section line a distance of 409.3 feet to a point on the Northerly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66); thence

South 39° 17' West a distance of 174.4 feet along said right of way to an angle point of same; thence

South 40° 06' West a distance of 254.5 feet along same right of way to a point; thence

South 39° 31' West along said right of way boundary, a distance of 428.7 feet to a 3/4" galvanized iron pipe; thence

leaving said highway and bearing North 14° 44' West a distance of 2441.9 feet to a 3/4" galvanized iron pipe set in an old existing fence line; thence

North 89° 25' 45" East along said fence line a distance of 1168.7 feet to a point on the section line marked with a 3/4" galvanized iron pipe; thence

South along the said section line a distance of 1303.0 feet, more or less to the point of beginning.

The following described real property in Klamath County, Oregon;

W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 10;

W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15;

SE $\frac{1}{4}$ of Section 16;

NE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 20;

W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 21;

NE $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$; and SE $\frac{1}{4}$ of Section 22;

EXCEPTING that part of Section 22 lying Southeasterly of Highway.

ALSO EXCEPTING; Beginning at the quarter section corner between Sections 22 and 27, Township 39 South, Range 8 East of the Willamette Meridian; thence

East 327 feet; thence

North 54⁰ West 400 feet; thence

South to the point of beginning.

The SW $\frac{1}{4}$ NW $\frac{1}{4}$, and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28.

The NE $\frac{1}{4}$, the N $\frac{1}{2}$ SE $\frac{1}{4}$, the E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29;

ALSO Beginning at the Northeast corner of the W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29; thence

West along the North line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, 385 feet, more or less, to the Northeast corner of property conveyed to Walter V. Vincent, et ux, by deed recorded in Volume 192 at page 269, thence

South along the East line of the said Vincent property to the North line of the Emmitt Ditch, thence

East along the North line of said Emmitt ditch to the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 29 thence

North along said East line to the point of beginning.

All of the above described property being in Township 39 South, Range 8 East of the Willamette Meridian.

ALSO SAVING AND EXCEPTING rights of way for roadways, ditches, canals or laterals.

ALSO SAVING AND EXCEPTING a tract of land lying within the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; said

tract being particularly described as follows:

Beginning at the $\frac{1}{4}$ section corner common to Sections 22 and 23, Township 39 South, Range 3 East of the Willamette Meridian; thence

South along the section line a distance of 409.3 feet to a point on the Northerly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66); thence

South 39° 17' West a distance of 174.4 feet along said right of way to an angle point of same; thence

South 40° 06' West a distance of 254.5 feet along same right of way to a point; thence

South 39° 31' West along said right of way boundary, a distance of 428.7 feet to a 3/4" galvanized iron pipe; thence

leaving said highway and bearing North 14° 44' West a distance of 2441.9 feet to a 3/4" galvanized iron pipe set in an old existing fence line; thence

North 89° 25' 45" East along said fence line a distance of 1168.7 feet to a point on the section line marked with a 3/4" galvanized iron pipe; thence

South along the said section line a distance of 1303.0 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of Sept A.D., 19 91 at 3:40 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 18283

FEE 48.00

Evelyn Biehn County Clerk

By Pauline McIlwain