

NE 36560

BARGAIN AND SALE DEED

Vol. m91 Page 22375

KNOW ALL MEN BY THESE PRESENTS, That Ellis Construction, Inc., hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Service Steel Erection, 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, State of Oregon, described as follows, to-wit:

Township 40 South, Range 8 East, Willamette Meridian, Section 21: That part of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 that lays Southwest of the Keno-Worden Road, excepting therefrom the Northerly sixty feet and further excepting therefrom the Southerly three hundred feet. Three acres M/L.

Subject to: Rights, rights of way, easements of record, those apparen onthe land.

(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 \$ *0*

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 1st day of July, 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.

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.

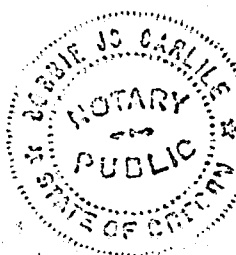
Mary Jo Ellis
MARY JO ELLIS, SOLE SHAREHOLDER ELLIS CONSTRUCTION

STATE OF OREGON, County of Klamath,) ss.
This instrument was acknowledged before me on July 1, 1991,

by Mary Jo Ellis
This instrument was acknowledged before me on July 1, 1991,

by Sole Shareholder
as Ellis Construction, Inc.

Lobbie Jo Carlisle
Notary Public for Oregon
My commission expires 04-15-94



Ellis Construction, Inc.

P.O. Box 37
Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

Service Steel Erection, Inc.

P. O. Box 37
Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Service Steel Erection, Inc.

P.O. Box 37
Keno, OR 97627

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 28th day of Oct, 1991, at 9:30 o'clock A.M., and recorded in book/reel/volume No. M91 on page 22375 or as fee/file/instrument/microfilm/reception No. 36560, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By D. Pauline M. Mullender Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$28.00

28.00

undue influence, or misrepresentation by the second party, or second party's representatives, agents or attorneys; that this deed is not given as a preference over other creditors of the first party and that at this time there is no person, co-partnership or corporation, other than the second party, interested in said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

The true and actual consideration paid for this transfer is \$

In construing this instrument, it is understood and agreed that the first party as well as the second party may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural; that the singular pronoun means and includes the plural, the masculine, the feminine and the neuter and that, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the first party above-named has executed this instrument this 17th day of October, 1991.

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 persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

Ronald Gene Torrence

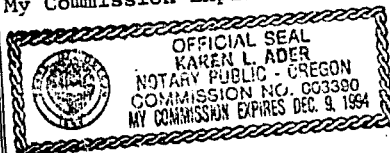
Rosalita Ramona Torrence

STATE OF OREGON)
County of Lane) SS C

On this 17th day of October, 1991, personally appeared the above-named Ronald Gene Torrence and Rosalita Ramona Torrence, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

Notary Public for Oregon

(SEAL)
My Commission Expires: December 9, 1994



Mail tax statements to:
William T. and Nellie C. McGaughey
7136 Turner Court
Klamath Falls, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Wm. L. Sisemore
on this 28th day of Oct. A.D. 19 91
at 9:30 o'clock A.M. and duly recorded
in Vol. M91 of Deeds Page 22373.
Evelyn Biehn County Clerk
By [Signature] Deputy.

Fee, \$33.00

Rev:
WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601

503/682-7229
O.S.B. #70133

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