

40755

ASPEN 37090

STATUTORY BARGAIN AND SALE DEED

DONALD R. RICKEY, Grantor, conveys to FRANK BORGES AND HAZEL BORGES, Husband and Wife, the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

In Klamath County, Oregon:

See Attached Exhibit "A."

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

The true and actual consideration for this conveyance is in lieu of foreclosure.

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.

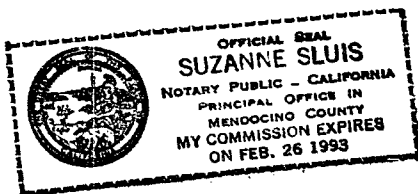
Dated this 14th day of January, 1992.

Donald R. Rickey

STATE OF CALIFORNIA }
County of Mendocino } ss.

The foregoing instrument was acknowledged before me this 1st day of January, 1992, by DONALD R. RICKEY.

Suzanne Sluis
Notary Public for California
My Commission expires: 2/26/93



RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

1992 FEB 3 37

EXHIBIT "A"

In Township 39 South, Range 8 East of the Willamette Meridian,
in the County of Klamath, State of Oregon.

Section 27: That portion of the W 1/2 of E 1/2 (which includes
Lots 3 and 5) lying South of that portion conveyed
to Weyerhaeuser Timber Co. by Deed recorded May 5,
1928, Deed Volume 80, Page 275, and Government Lot 4.

Section 34: Government Lots 1, 2, 3, 4, 5, 6, 7, 8 and 12

Section 35: Government Lot 1

Section 27: Beginning at a point on the center section line of
Section 27, Township 39 South, Range 8 East of the
Willamette Meridian, which point is common with the
center section line and the Southeasterly right of
way boundary of the Klamath Falls-Ashland Highway
(Oregon 66) and bears South a distance of 494.0 feet,
more or less, from the quarter section corner common
to Sections 22 and 27, Township, Range and Meridian
aforesaid; thence continuing South along same center
section line a distance of 2661.0 feet, more or
less to the Northerly right of way boundary of the
Weyerhaeuser Timber Company road (Volume 80, Page
275, Deed Records of Klamath County, Oregon); thence
North 55 degrees 21' East along same, a distance of
36.47 feet; thence North, parallel with the afore-
said center section line a distance of 2667.2 feet,
more or less, to the Southeasterly right of way
boundary of aforesaid Klamath Falls-Ashland Highway;
thence South 48 degrees 08' West along same, a
distance of 40.28 feet more or less, to the point of
beginning, being a 30 foot strip of land for private
road purposes.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by
and through its Department of Transportation, Highway Division by Deed
recorded May 17, 1989 in Book M-89 at Page 8560.

CODE 5 & 20 MAP 3908 TL 53
CODE 20 MAP 3908-2700 TL 700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of Feb. A.D., 19 92 at 3:37 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 2594.
By Evelyn Biehn County Clerk
[Signature]

FEE \$35.00

Return: ATC