

44330

Vol 92 Page 9433

, WHEN RECORDED MAIL TO:

Same as below

STATE OF OREGON

ss.

County of \_\_\_\_\_

I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.

Witness my hand and seal of County  
affixed.

\_\_\_\_\_  
Title  
By \_\_\_\_\_ Deputy

## MAIL TAX STATEMENTS TO:

GOLF RESOURCES, INC.  
11730 Enterprise Dr., Suite 3  
Auburn California 95603

K-43907

(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

## BARGAIN AND SALE DEED

SHIELD CREST, INC., an Oregon corporation,

GRANTOR, conveys to

GOLF RESOURCES, INC., a California corporation,

GRANTEE, the following described real property situate in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A"

Together with all right, title and interest of Grantor in and to all buildings and  
improvements now located or hereafter constructed on the Land and all of Grantor's right,  
title and interest in and to all easements, privileges and rights appurtenant to the real  
property and pertaining or held and enjoyed in connection therewith as specified in  
Exhibit "A".

Grantor covenants (1) that prior to the execution of the conveyance made by this deed,  
Grantor has not conveyed the same estate, or any right, title, or interest therein, to any  
person other than the Grantee, and (2) that such estate is free from any encumbrance which  
is done, made or suffered by the Grantor, or any person claiming under Grantor, such as  
its agents, employees, or representatives.

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,600,000.00 ~~XXXXX~~  
~~the actual consideration consists of or includes other property or value given or promised which is part of the whole~~  
~~consideration~~

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 19 day of April, 19 92.

SHIELD CREST, INC., an Oregon corporation  
By: Robert E. Cheyne  
ROBERT E. CHEYNE, President  
By: Helen J. Cheyne  
HELEN J. CHEYNE, Secretary

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named ROBERT E. CHEYNE and HELEN J. CHEYNE, president and  
secretary respectively of SHIELD CREST, INC., an Oregon corporation,

and acknowledged the foregoing instrument to be its voluntary act and deed.

(Official Seal)  
KIRSTINE L. PROCK  
NOTARY PUBLIC - OREGON

My Commission Expires \_\_\_\_\_

Before me:

Notary Public for Oregon

My commission expires 12/16/92

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini &amp; Knieps

Attorneys at Law

706 Main Street

Klamath Falls, Oregon 97601

92 APR 30 PM 4 28

EXHIBIT "A"DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1: Lot 10, EXCEPT the Northerly 258.38 feet thereof; The W. 30' of Lot 2, Block 4; Lot 8, Block 5 of Tract No. 1257, Re-subdivision of First Addition to Shield Crest, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2 of Major Partition 1-91 situate in the NE $\frac{1}{4}$  of Section 7, and the NW $\frac{1}{4}$  of Section 8 Township 39 South, Range 10 East of the Willamette Meridian.

PARCEL 2: A parcel of land located in the W $\frac{1}{4}$  of the E $\frac{1}{4}$  of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the one-quarter corner common to Sections 5 and 8, Township 39 South, Range 10 East of the Willamette Meridian; thence along the North line of said Section 8, North 89°45'14" East 953.75 feet to the Northwest corner of a parcel of land described in Volume M84 page 3240, Deed records of Klamath County, Oregon; thence, along the boundaries of said parcel South 00°13'00" East 185.00 feet; thence North 89°45'14" East 348.05 feet; thence South 00°13'00" East 372.07 feet; thence East 30.00 feet to a point on the East line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 8; thence along said East line South 00°13'00" East 504.96 feet to the Northeast corner of a parcel of land described in Volume M87 page 15532, Deed records of Klamath County, Oregon; thence along the boundaries of said parcel, South 88°00'16" West 220.52 feet; thence North 85°19'47" West 286.02 feet; thence South 8°45'58" West 551.68 feet to the Southwest corner of said parcel; thence South 8°48'39" West 1935.93 feet to the Northeasterly corner of a parcel of land described in Volume 203 page 199, Deed records of Klamath County, Oregon; thence North 65°45'28" West 199.82 feet to the Northwesterly corner of said parcel and the Northeasterly corner of a parcel of land described in Volume M83 page 13511, Deed records of Klamath County, Oregon; thence along the Northerly boundary of said parcel North 80°36'19" West 274.21 feet to a point on the West line of the E $\frac{1}{4}$  of Section 8; thence along said East line North 00°03'03" East 3372.34 feet to the point of beginning.

together with easement retained by Grantor in Deed to Donald C. Griffith and Carol J. Griffith recorded September 12, 1991, in M-91 on page 18360, records of Klamath County, Oregon, more particularly described as follows:

A strip of land located in Parcel 1 of Major Partition 1-91 in the NE $\frac{1}{4}$  of Section 7 and the NW $\frac{1}{4}$  of Section 8, Township 39 South, Range 10 E.W.M. for the purpose of ingress, egress, and the construction and maintenance of utilities over, across and under said strip of land, more particularly described as follows:

Beginning at the northeasterly corner of Parcel 1 of Major Partition 1-91 from which the Section corner common to Sections 5, 6, 7 and 8 bears N. 13°45'05" W. 30.89 feet; thence along the easterly boundary of said Parcel 1, S. 26°21'17" E. 310.74 feet; thence N. 88°49'47" W. 33.83 feet; thence N. 26°21'17" W. 252.10 feet; thence N. 77°15'19" W. 97.06 feet; thence S. 89°45'36" W. 155.00 feet to the Westerly boundary of said Parcel 1, thence N. 2°07'07" E. 30.04 feet to the Northwest corner of said Parcel 1, thence N. 89°45'36" E. 256.35 feet to the point of beginning.

## Page Two of Description

together with an undivided interest in that private road shown on the plat as Shield Crest Drive and more particularly described in Declaration recorded in M-84 on page 4256 from a beginning point on Highway 140 to the terminus of said right at a point which is the south line of Lot 9, Block 4, Tract No. 1257, Re-subdivision of First Addition to Shield Crest.

Reserving to Grantor, their heirs, successors and/or assigns the following described easements:

1. A strip of land 20.00 feet wide located in the NW $\frac{1}{4}$  of Section 8, Township 39 South, Range 10 E.W.M., Klamath County, Oregon, for the construction and maintenance of utilities over, across and under said strip of land, more particularly described as follows:

Beginning at the most westerly corner of Lot 10 Block 4, Tract 1257, Re-Subdivision of a portion of the First Addition to Shield Crest from which point the Northwest corner of Section 8, T. 39 S. R. 10 E.W.M. bears N. 26°21'17" W. 304.94 feet and N. 00° 21'06" E. 15.00 feet; thence S. 88°49'47" E. 296.31 feet; thence S. 28°27'45" E. 205.76 feet to a point on the northwesterly line of Lot 11 of said Block 4; thence along said lot line S. 34°33'34" W. 22.44 feet to the most westerly corner of said Lot 11; thence N. 28°27'45" W. 204.31 feet; thence N. 88°49'47" W. 274.26 feet to the Westerly boundary of said Block 4; thence N. 26°21'17" W. 22.55 feet to the point of beginning.

2. A strip of land 30.00 feet wide located in parcel 2 of Major Partition 1-91 in the NE $\frac{1}{4}$  of Section 7, T. 39 S. R. 10 E.W.M., Klamath County, Oregon, for the purpose of ingress, egress and the construction and maintenance of utilities over, across and under said strip of land, more particularly described as the Northerly 30.00 feet of Parcel 2 of Major Partition 1-91.

Reserving also to the Grantor, their heirs, successors and/or assigns the right to use that easement retained by Grantor to Donald C. Griffith and Carol J. Griffith recorded September 12, 1991, in M-91 on page 18360, records of Klamath County, Oregon, and conveyed herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 30th day of April A.D., 19 92 at 4:28 o'clock P.M., and duly recorded in Vol. M92, of Deeds on Page 9433.

FEE \$40.00

Evelyn Biehn County Clerk

By Deanne Muehler