

NL

46320

BARGAIN AND SALE DEED

Vol. mg2 Page 13349

KNOW ALL MEN BY THESE PRESENTS, That REYNA GRUEN KURT GRUEN AND

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto COLOMBO LAND AND FARM, INC., a Nevada Corporation, hereinafter called grantor, 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:

That portion of the Southwest Quarter of the Southwest Quarter (Lot 4) lying West of Highway 62 in Section 18, Township 34 South, Range 7 East of the Willamette Meridian, and the Southeast Quarter of the Southeast Quarter, the Southwest Quarter of the Northeast Quarter of the Southeast Quarter, and the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 13, Township 34 South, Range 7-1/2 East, of the Willamette Meridian, Klamath County, State of 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 \$ 0.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) 0. (The sentence between the symbols 0, 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 12th day of MAY, 19 92; 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.

KURT GRUEN

REYNA GRUEN

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on MAY 12, 1992, by KURT GRUEN AND REYNA GRUEN

This instrument was acknowledged before me on , 19 , by

as of

JAMES H. SMITH

Notary Public for Oregon

My commission expires 10/31/95



OFFICIAL SEAL
 JAMES H. SMITH
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 010393
 MY COMMISSION EXPIRES OCT 31, 1995

KURT & REYNA GRUEN

4350 HWY 62

CHILOQUIN, OR 97624

Grantor's Name and Address

COLOMBO LAND AND FARM, INC.

955 S. VIRGINIA, SUITE 106

RENO, NEVADA 89502

Grantee's Name and Address

After recording return to (Name, Address, Zip):

JAMES H. SMITH, ESQ.

1017 N. RIVERSIDE, SUITE 116

MEDFORD, OR 97501

Until requested otherwise send all tax statements to (Name, Address, Zip):

COLOMBO LAND AND FARM, INC.

955 S. VIRGINIA, SUITE 106

RENO, NEVADA 89502

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of June, 19 92 at 11:25 o'clock A.M., and recorded in book/reel/volume No. M92 on page 13349 or as fee/file/instrument/microfilm/reception No. 46320, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deputy

Fee \$30.00

92 JUN 17 AM 11 25

2,000