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-BARGAIN AND SALE DEED-

Batsell Bros. Oil Company, a partnership, Grantor, conveys to South Valley State Bank, Grantee, the following described real property, for the purposes of relinquishing redemption rights only, situated in the County of Klamath, State of Oregon described as:

See attached Exhibit "A".

The true and actual consideration for this transfer is other good and valuable consideration.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantee at: South Valley State Bank, P.O. Box 5210, Klamath Falls, Oregon 97601.

DATED this 10-12-92 day of ~~September~~, 1992.

BATSELL BROS., OIL COMPANY

BATSELL BROS., OIL COMPANY

By: Larry D. Batsell

Larry D. Batsell,
Partner

By: Richard R. Batsell

Richard R. Batsell,
Partner

STATE OF OREGON

County of Klamath

) ss. Oct. 12, 1992.

Personally appeared the above-named Richard R. Batsell, Partner of Batsell Bros., Oil Company and Larry D. Batsell, Partner of Batsell Bros., Oil Company and acknowledged the foregoing instrument to be their voluntary act. Before me:



OFFICIAL SEAL
DENISE HURLEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 008518
MY COMMISSION EXPIRES SEPT. 15, 1995

BRANDSHEED, BRANDSHEED & DAVIS, P.C.

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

Denise Hurley
Notary Public for Oregon

My Commission expires: 9/15/95

Tax Account No: 3708 02500 00200

PARCEL 4:

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

A parcel of land situated in Lots 1 and 5, Section 25, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron rod monument on the Westerly right of way line of Shady Pine Road (originally The Dalles-California Highway), said point being South 05 degrees 01' 49" West, 1335.29 feet from a brass cap monument at the Northeast corner of said Section 25; thence South 87 degrees 54' 00" West, 374.83 feet to an iron rod monument on the East line of the relocated The Dalles-California Highway No. 97; thence North 02 degrees 06' 00" West, 176.87 feet along said East line to a point, said point being 35 feet distant Easterly from, when measured at right angles to the centerline of said Highway at station 328+73.4; thence North 87 degrees 54' 00" East, 15.00 feet; thence North 02 degrees 06' 00" West, parallel with and 50 feet distant from the centerline of said relocated highway, a distance of 50.95 feet to the Southwest corner of that property described in Volume M82, page 7839, Deed Records of Klamath County, Oregon;

thence North 68 degrees 37' 20" East, along the South line of that property described in said Volume M82 page 7839, a distance of 223.35 feet more or less to the Westerly right of way line of said Shady Pine Road; thence Southeasterly along said Westerly right of way to the point of beginning.

EXCEPTING THEREFROM that portion of a strip of land 25 feet in width that lies within the above described property, said strip is described in Deed Volume 128 page 279, of the Klamath County Deed Records, and shown on record of survey no- 1545.

Tax Account No: 3708 02500 00301
3708 02500 00501

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 21st day
of Oct. A.D., 19 92 at 2:32 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 24685.

FEE \$35.00

Evelyn Biehn - County Clerk

By Debra M. Mullender