

55680

BARGAIN AND SALE DEED

Dale Niedermeyer and Ruth D. Niedermeyer, husband and wife, and each of them as tenants by the entirety or as individuals, Grantors, hereby grant, bargain, sell and convey unto RDN LIMITED PARTNERSHIP, an Oregon limited partnership, Grantee, all of their right, title and interest in and to the following described real property:

A portion of Tract 31 ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of Lot 37, ENTERPRISE TRACTS, thence South $00^{\circ} 15' 30''$ East, along the centerline of Avalon Street, 355.75 feet; thence South $56^{\circ} 38' 10''$ East, 36.03 feet to a point on the East boundary of said street for the true point of beginning; thence South $56^{\circ} 38' 10''$ East, 108.05 feet; thence South $73^{\circ} 31' 10''$ East, 41.51 feet; thence North $79^{\circ} 52'$ East, 103.20 feet; thence North $70^{\circ} 29' 20''$ East, 154.58 feet; thence North $89^{\circ} 25' 40''$ East, 82.78 feet; thence North $1^{\circ} 24' 20''$ West, 31.01 feet; thence North $89^{\circ} 25' 40''$ East, 50.00 feet; thence North, 134.58 feet, to a point on the Southwesterly boundary of the U.S.R.S. "A" Canal; thence along said canal boundary North $81^{\circ} 17'$ West, 23.93 feet; thence 94.98 feet along the ARC of a curve right (which arc has a radius of 433.10 feet and a long chord of North $78^{\circ} 00' 07''$ West, 94.79 feet; thence South $00^{\circ} 15' 30''$ East, 59.01 feet; thence South $89^{\circ} 44' 30''$ West, 395.00 feet to a point on the East boundary of Avalon Street; thence along said boundary South $00^{\circ} 15' 30''$ East, 132.87 feet to the true point of beginning.

The true consideration for this conveyance is \$0, but the actual consideration consists of other value given, as this deed is intended to convey Grantors' interest in the referenced property in exchange for limited and general partnership interests in RDN LIMITED PARTNERSHIP, an Oregon limited partnership.

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.

Until a change is requested, all tax statements shall be sent to:

No Change

Bargain and Sale Deed - Page 1
(Ndmyr52)

Return to: Fowler, Alley & McNair, P. O. Box 1746, Medford, Oregon 97501

Dale and Ruth D. Niedermeyer
1069 Spring Street
Medford, Oregon 97504

Dated this 23rd day of December, 1992.

Dale Niedermeyer
Dale Niedermeyer

Ruth D. Niedermeyer
Ruth D. Niedermeyer

STATE OF OREGON)
) ss.
County of Jackson)

On this 23rd day of December, 1992, before me personally appeared the above named Dale Niedermeyer, who is personally known by me, and acknowledged the foregoing instrument to be his free and voluntary act.



Mary Beverly
Notary Public for Oregon
My Commission Expires: 9-15-95

STATE OF OREGON)
) ss.
County of Jackson)

On this 23rd day of December, 1992, before me personally appeared the above named Ruth D. Niedermeyer, who is personally known by me, and acknowledged the foregoing instrument to be her free and voluntary act.



Mary Beverly
Notary Public for Oregon
My Commission Expires: 9-15-95

Bargain and Sale Deed - Page 2
(Ndmyr52)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 24th day
of Dec. A.D., 19 92 at 2:12 o'clock P.M., and duly recorded in Vol. M92,
of _____ Deeds _____ on Page 30738.

FEE \$35.00

Evelyn Biehn .County Clerk

By Dorlene Nickens