

NL 60889

BARGAIN AND SALE DEED

Vol m93 Page 9602

KNOW ALL MEN BY THESE PRESENTS, That ORRIN L. STUEMPGES and SHIRLEY A. STUEMPGES, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SHIRLEY A.

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:

See Attached Exhibit "A"

(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 \$ None

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 19th day of APRIL, 1993; 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.

Shirley A. Stuempges

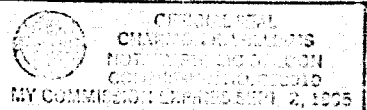
STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on April 19, 1993, by Shirley A. Stuempges

This instrument was acknowledged before me on, 19, by as of

Channon K. Williams
Notary Public for Oregon

My commission expires 09/02/95



ORRIN L. STUEMPGES and
SHIRLEY A. STUEMPGES

Grantor's Name and Address

SHIRLEY A. STUEMPGES
14380 S.W. Teal Blvd. #6-H
Beaverton, OR 97005

Grantee's Name and Address

SHIRLEY A. STUEMPGES
14380 S.W. Teal Blvd. #6-H
Beaverton, OR 97005

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

SHIRLEY A. STUEMPGES
14380 S.W. Teal Blvd. #6-H
Beaverton, OR 97005

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

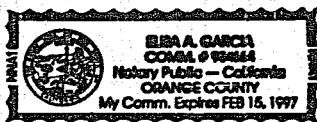
By Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA
 County of ORANGE
 On 04/21/93 before me, ELISA A. GARCIA
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared ORRIN L. STUMPPES
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Elisa A. Garcia
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT BARGAIN AND SALE DEED

NUMBER OF PAGES 1 DATE OF DOCUMENT 04/19/93

SIGNER(S) OTHER THAN NAMED ABOVE (1) SHIRLEY A. STUMPPES

EXHIBIT "A"

9604

PARCEL 1:

Tax Lot #800

Commencing at the one-quarter corner common to Sections 3 and 4, Township 39 S., R. 9 E.W.M., Klamath County, Oregon; thence along the West boundary of said Section 3, South to 0°22'50" E. 464.30 feet; thence S. 89°52'40" E. 50.00 feet to the intersection of the East boundary of Washburn Way with the South boundary of Crosby Avenue for the true point of beginning; thence along the South boundary of Crosby Avenue, S. 89°52'40" E. 320.00 feet; thence S. 0°22'50" E. 250.00 feet; thence N. 89°52'40" W. 320.00 feet to the East boundary of Washburn Way; thence along said boundary N. 0°22'50" W. 250.00 feet to the true point of beginning, containing 1.84 acres, more or less. SUBJECT TO: Reservations, restrictions, rights of way, easements and encumbrances of record and those apparent on the ground, and also subject to that certain lease agreement covering said real property, dated July 20, 1970, wherein C. E. John Development Co., Inc., an Oregon corporation, and Harry R. Waggoner are lessors and United Grocers, Inc., an Oregon corporation, is the lessee,

Tax Lot #1200:

A tract of land situated in Lot 1, Block 5, TRACT 1030, WASHBURN PARK, a duly recorded subdivision, more particularly described as follows: Beginning at the NE corner of said Lot 1; thence N. 89°25'10" W., along the North line of said Lot 1, 231.72 feet; thence S. 00°04'50" W., along the West line of said Lot 1, 245.00 feet; thence S. 89°25'10" E. 231.37 feet to the East line of said Lot 1; thence N. 00°09'48" E. 245.00 feet to the point of beginning, containing 56,727 square feet (1.302 acres), with bearings based on said Tract 1080. SUBJECT TO: Easements and encumbrances of record and those apparent on the land,

PARCEL 2:

Tax Lot #900:

A tract of land situated in the NW¼SW¼, Section 3, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the W. quarter corner of said Section 3; thence S. 00°22'50" E. (along the W. line of said Section 3) 714.30 feet; thence S. 89°52'40" E., parallel with and 250.00 feet from the southerly right of way line of Crosby Street, a distance of 50.00 feet to the E. right of way line of Washburn Way, said point being the true point of beginning of this description; thence continuing S. 89°52'40" E. 320.00 feet; thence S. 00°22'50" E. 50.00 feet; thence N. 89°52'40" W. 320.00 feet to the easterly right of way line of said Washburn Way; thence N. 00°22'50" W. 50.00 feet to the true point of beginning, containing 0.37 acres, more or less. SUBJECT TO: Easements and rights of way apparent on the land,

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 3rd _____ day
of _____ May _____ A.D., 19 _____ 93 at _____ 11:46 _____ o'clock _____ A. M., and duly recorded in Vol. _____ m93
of _____ Deeds _____ on Page _____ 9602 _____

Evelyn Biehn County Clerk
By _____

FEE\$40.00