

OK

62335

BARGAIN AND SALE DEED

Vol. 23 Page 12499

KNOW ALL MEN BY THESE PRESENTS, That ABS FINANCIAL MANAGEMENT CONTRACTORS CO., LTD., A NEVADA CORPORATION, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DUCKVILLE LTD. TRUST, A HOLDING TRUST CREATED IN THE STATE OF OREGON, 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:

AS RECORDED OCT. 1, 1987 AT VOL. M87, PAGE 17863, RECEIPT NO. 7990, AND ASSIGNMENT OF CONTRACT OBLIGATION RECORDED OCT. 1, 1987 AT VOL. M87, PAGE 17864, RECEIPT NO. 7991;

LOTS 1, 2, AND 3 IN BLOCK 43, CITY OF MALIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON, SAVING AND EXCEPTING THE FOLLOWING DESCRIBED PORTION: A TRACT OF LAND 10 FEET BY 20 FEET IN SIZE OFF THE SOUTHERLY CORNER OF LOT 1, BLOCK 43 CITY OF MALIN, BEING 10 FEET FRONTAGE ON 4TH STREET BY 20 FEET ON THE ALLEY THROUGH SAID BLOCK 43, BEING FURTHER DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH ALONG 4TH STREET 10 FEET; THENCE WEST 20 FEET; THENCE SOUTH 10 FEET; THENCE EAST 20 FEET IN KLAMATH COUNTY, 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. *21*

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-75,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (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 17<sup>th</sup> day of July, 1993; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

Notary Public for Oregon

(SEAL)

My commission expires:

STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this

July 17, 1993, by Leo A. Hoad, Jr.president, and by Leo A. Hoad, Jr.secretary of A-B-S FINANCIAL MANAGE-MENT CONTRACTORS CO., LTD.a Nevada

corporation on behalf of said corporation.

Kay Neumeier

Notary Public for Oregon

My commission expires: April 20, 1996NOTARY PUBLIC - OREGON  
COMMISSION NO. 014782  
MY COMMISSION EXPIRES APR 20, 1996

(If witnessed by a corporation, affix corporate seal)

ABS FIN. MANG. CONTRS. CO., LTD

3675 ERIN DR.

SPARKS, NV. 89431

GRANTOR'S NAME AND ADDRESS

DUCKVILLE LTD, TRUST

2240 RAILROAD AVE.

MALIN, OR. 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

DUCKVILLE LTD, TRUST

P.O. Box 543

MALIN, OR. 97632

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

DUCKVILLE LTD, TRUST

P.O. Box 543

MALIN, OR. 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 17<sup>th</sup> day of June, 1993 at 2:29 o'clock PM, and recorded in book/reel/volume No. M93 on page 12499 or as fee/file/instrument/microfilm/reception No. 62335, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra M. Mendenhall Deputy

Fee \$30.00

CA  
30.00