

'92 JUN 2 PM 3 37

62408

MTC 30003-KR  
BARGAIN SALE DEED

Vol 93 Page 12668

KNOW ALL MEN BY THESE PRESENTS, That  
TERRY D. SHERRILL & JANET R. SHERRILL, husband & wife herein called grantor,  
for the consideration herein stated, does hereby grant, bargain, sell and convey  
unto T. J. LINDBLOOM & TIM CUMMINGS DBA CONIFER TIMBER  
herein 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 EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION WHICH IS  
MADE A PART HEREOF BY THIS REFERENCE.

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.

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 \$ 650,000.00 .

~~XX~~  
~~XX~~

In construing this deed and where the context so requires, the singular  
includes the plural and 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 2nd day  
of June, 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 author-  
ized to do so by order of its board of directors.

Terry D. Sherrill  
TERRY D. SHERRILL

Janet R. Sherrill  
JANET R. SHERRILL

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on June 2, 19 93  
by TERRY D. SHERRILL and JANET R. SHERRILL

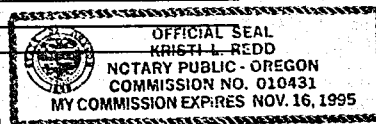
This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Kristi L. Redd  
Notary Public of Oregon



My commission expires 11/16/95

Grantor: TERRY D. SHERRILL & JANET R.  
SHERRILL

P.O. Box I

Klamath Falls, OR  
97603

Grantee: CONIFER TIMBER

P.O. Box 298  
Roseburg, OR 97470

AFTER RECORDING RETURN TO:

CONIFER TIMBER

P.O. Box 298

Roseburg, OR 97470

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss

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 Mortgages of said  
County.

Witness by my hand and seal of County affixed

NAME

TITLE

By \_\_\_\_\_

Deputy

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

**PARCEL 1**

Lots 1, 2, 3, 4 and 5 in Block 106, KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT THEREFROM any portion of Lot 5 conveyed to the City of Klamath Falls, by Deed recorded February 6, 1969, in Volume M69, page 1033, Microfilm Records of Klamath County, Oregon.

**PARCEL 2 - DELETED****PARCEL 3**

All of Lots 6, 7, 8, 9 and 10 in Block 106 of KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING those portions deeded to the City of Klamath Falls for the widening and improvement of Fifth Street.

**PARCEL 4**

Beginning at the point of intersection of the West line of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, with the Southwesterly line of Sixth Street, 60 feet wide; thence South 55 degrees 46' 30" East along said Southwesterly line 30.00 feet to the most Northerly corner of that 0.041 acre parcel of land described as parcel one in deed dated April 17, 1956, from Central Pacific Railway Company and Southern Pacific Railway Company to State of Oregon, said corner being distant North 24 degrees 46' 30" East 57.83 feet from the West quarter corner of said Section 33; thence along the Southwesterly line of said parcel as follows: South 0 degrees 20' East, 24.28 feet, South 55 degrees 46' 30" East, 18.11 feet, North 34 degrees 13' 30" East, 10.00 feet; thence South 55 degrees 46' 30" East 56.02 feet; thence leaving said Southwesterly line South 78 degrees 37' 30" West, 147.50 feet to its intersection with the Southeasterly line of Kinlock Avenue as shown upon the original plat of the Klamath Addition to Linkville; thence North 38 degrees 37' 30" East along said Southeasterly line (shown upon said plat as North 38 degrees 56' East) 84.82 feet to its intersection with the Westerly line of Section 33; thence Northerly along said Westerly line 37.41 feet to the point of beginning.

**PARCEL 5**

All that portion of vacated Kinlock Street lying between Parcel 3 and Parcel 4 and Northerly of the right of way of Fifth Street.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 2nd day  
of June A.D. 19 93 at 3:37 o'clock P M.. and duly recorded in Vol. M93  
of Deeds on Page 12668

Evelyn Biehn County Clerk  
By Quentin Mulendore

FEE \$35.00