

66070

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After Recording Return To:

Miles Rosedale
1310 Ramona Road
Arcadia CA 91006

Until a Change is Requested,
Mail Tax Statement To:

W.C. Ranch, Inc.
17356 Hill Rd.
Klamath Falls, OR 97603

MTC 27499-KR
NON-MERGER BARGAIN AND SALE DEED

W. C. Ranch, Inc., Grantor, hereby conveys to Miles R. Rosedale, Grantee, the following described real property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE

This Deed is absolute in effect and conveys fee simple title to the Property to Grantee. This Deed does not operate as a mortgage, trust deed, trust conveyance, or security device of any kind.

This Deed does not effect a merger of the fee ownership and the lien of the Deed of Trust described below. The fee and the lien shall hereafter remain separate and distinct. Grantee reserves its rights to foreclose its lien at any time as to any party with any claim, interest, or lien on the Property.

Grantor hereby waives, surrenders, conveys and relinquishes any equity of redemption and statutory rights of redemption concerning the Property and the Deed of Trust recorded in the Klamath County official records at Volume M91, page 5428.

Grantor is not acting under any misapprehension as to the legal effect of this deed, or under any duress, undue influence, or misrepresentation of Grantee, his agent, attorney, or any other person.

The true dollar consideration for this transfer is \$290,000.00.

Grantee does not expressly or impliedly agree to assume or pay any contract balances, debts, liens, charges, or obligations which relate or are attributable to the Property.

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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.

Dated this 10th day of August, 1993.

John W. Dey, VP
W.C. Ranch, Inc.

STATE OF OREGON

County of Klamath

ss.

This instrument was acknowledged before me on Aug. 10, 1993 by

John W. Dey, Vice President of W.C. Ranch, Inc., an Oregon corporation on behalf of the corporation.

Kristi L. Redd

Notary Public for OREGON

My Commission Expires: 11/16/95



EXHIBIT A LEGAL DESCRIPTION

PARCEL 1

A parcel of land situated in the Northwest one-quarter of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said Section 20; thence North 89 degrees 45' 24" East, along the North line of said Section 20, 2180.17 feet; thence South 00 degrees 14' 35" East, 500.00 feet; thence South 89 degrees 45' 24" West parallel to the North line of said Section 20, 1930.22 feet to a point on the Northeastly right of way of Oregon State Highway 39; thence North 33 degrees 46' 40" West, along the Northeastly right of way line of said Oregon State Highway 39, 452.68 feet to a point on the West line of said Section 20; thence North 00 degrees 10' 54" West along the West line of said Section 20, 122.67 feet to the point of beginning.

PARCEL 2

The NW1/4 of the NE1/4, the SW1/4 of the NE1/4, and all that portion of the NW1/4, the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, lying Northeastly of the Northeastly right of way line of Highway 39 in Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM a parcel of land situated in the Northwest one-quarter of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of said Section 20; thence North 89 degrees 45' 24" East, along the North line of said Section 20, 2180.17 feet; thence South 00 degrees 14' 35" East, 500.00 feet; thence South 89 degrees 45' 24" West parallel to the North line of said Section 20, 1930.22 feet to a point on the Northeastly right of way of Oregon State Highway 39; thence North 33 degrees 46' 40" West, along the Northeastly right of way line of said Oregon State Highway 39, 452.68 feet to a point on the West line of said Section 20; thence North 00 degrees 10' 54" West along the West line of said Section 20, 122.67 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 11th day
of Aug. A.D., 19 93 at 9:12 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 19934.

FEE \$40.00

Evelyn Biehn County Clerk

By Sharon J. Hildebrand