

71533

BARGAIN AND SALE DEED

Vol. 1493 Page 30662

KNOW ALL MEN BY THESE PRESENTS, That M. L. Stewart, Inc., an Oregon Corporation; MELVIN L. STEWART; **see below for additional Grantors** for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MBK, a Partnership consisting of **see continued below** 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 LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

**Grantors continued: Kenneth L. Tuttle, M.D., P.C., Employees Profit Sharing and Pension Fund for Kenneth L. Tuttle.

**Grantees continued: Melvin L. Stewart, Mary Lou Stewart, and Kenneth L. Tuttle, M.D., P.C. Employees Pension and Profit Sharing Plan and Trust Agreement.

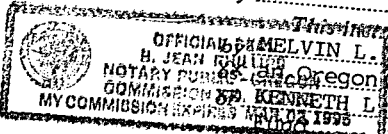
11-19-93 10:35 RCVD

(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 \$ to clear title the whole
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, 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 18 day of November, 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.

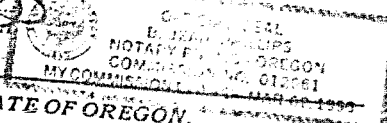
by: M.L. STEWART, INC., an Oregon Corporation
MELVIN L. STEWART, PRESIDENT
MELVIN L. STEWART
KENNETH L. TUTTLE, M.D., P.C., Employees Profit Sharing and Pension Fund for Kenneth L. Tuttle.

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on November 18, 1993, by Kenneth L. Tuttle, President



This instrument was acknowledged before me on November 18, 1993, by MELVIN L. STEWART individually and as President of M.L. Stewart, Inc., Corporation and Kenneth L. Tuttle, Administrator of the TUTTLE, M.D., P.C., Employees Profit Sharing and Pension

My commission expires Notary Public for Oregon 3-2-96



STATE OF OREGON,

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 1993, 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.

SPACE RESERVED FOR RECORDER'S USE

M.L. STEWART, INC., et al
1763 Washburn Way
Klamath Falls, OR 97603
Grantor's Name and Address
MBK, a Partnership
1763 Washburn Way
Klamath Falls, OR 97603
Grantee's Name and Address
After recording return to (Name, Address, Zip):
MBK, a Partnership
1763 Washburn Way
Klamath Falls, OR 97603
Until requested otherwise send all tax statements to (Name, Address, Zip):
same

NAME _____
By _____ Deputy

30663

EXHIBIT "A" **LEGAL DESCRIPTION**

Parcels 1 and 2 of "Land Partition 44-93", being a portion of Parcel 2 of "Minor Land Partition No. 9-90", situated in Section 15, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the initial point, being the South 1/4 corner of said Section 15, thence along the boundary of said Parcel 2 of "Minor Land Partition No. 9-90", N89 degrees 14' 51" West 1333.15 feet, North 00 degrees 16' 20" East 1327.17 feet, North 89 degrees 08' 57" West 1328.63 feet, North 00 degrees 28' 05" East 1329.42 feet, North 00 degrees 23' 41" East 2662.76 feet, South 88 degrees 54' 04" East 2633.52 feet, South 00 degrees 04' 34" West 862.60 feet, South 89 degrees 12' 56" East 441.15 feet, South 00 degrees 03' 21" East 50.37 feet, South 89 degrees 56' 39" West 10.00 feet, along the arc of a curve to the right (radius point bears South 89 degrees 56' 39" West a distance of 540.00 feet and central angle equals 11 degrees 24' 16") 107.48 feet, South 11 degrees 20' 55" West 66.22 feet, South 78 degrees 39' 05" East 20.00 feet, South 11 degrees 20' 55" West 49.90 feet, along the arc of a curve to the left (radius equals 970.58 feet and central angle equals 06 degrees 09' 03") 104.19 feet, N 84 degrees 48' 08" West 10.00 feet, South 05 degrees 11' 52" West 87.43 feet, along the arc of a curve to the right (radius equals 243.44 feet and central angle equals 46 degrees 29' 57") 197.57 feet, South 38 degrees 18' 11" East 10.00 feet, along the arc of a curve to the left (radius point bears South 38 degrees 18' 11" East a distance of 390.00 feet and central angle equals 29 degrees 38' 12") 201.73 feet, South 67 degrees 57' 23" East 10.00 feet, South 22 degrees 03' 37" West 95.65 feet, along the arc of a curve to the left (radius equals 380.00 feet and central angle equals 47 degrees 49' 22") 317.17 feet, South 25 degrees 45' 45" East 312.58 feet, South 64 degrees 14' 15" West 5.00 feet and along the arc of a curve to the left (radius point bears North 64 degrees 14' 15" East a distance of 635.00 feet and central angle equals 23 degrees 41' 15") 262.53 feet to the most northerly corner of "Tract 1267-NORTH RIDGE ESTATES"; thence along the boundary of said "Tract 1267-NORTH RIDGE ESTATES", South 44 degrees 55' 53" West 460.43 feet, South 44 degrees 17' 06" East 320.00 feet, South 53 degrees 01' 23" East 345.63 feet, South 60 degrees 49' 57" East 264.75 feet, South 51 degrees 41' 00" East 540.00 feet, South 28 degrees 05' 00" West 198.00 feet, North 61 degrees 55' 00" West 160.00 feet, South 28 degrees 05' 00" West 574.82 feet, South 17 degrees 37' 24" East 217.99 feet, South 18 degrees 19' 53" East 174.87 feet, South 12 degrees 43' 29" East 110.21 feet, South 04 degrees 20' 49" West 161.96 feet and South 17 degrees 35' 04" West 294.59 feet; thence North 89 degrees 15' 57" West 827.36 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of November 93 at 10:35 o'clock A M., and duly recorded in Vol. M93 day
of Deeds on Page 30662

FEE \$35.00

Evelyn Biehn County Clerk
By Carole M. Miller