

NE

72633

K-45822

BARGAIN AND SALE DEED

Vol 93 Page 32935

KNOW ALL MEN BY THESE PRESENTS, That Michael J. Stilwell, Trustee for Ryan F. Schmidt under Trust Agreement dated June 30, 1981, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ryan F. Schmidt an undivided one-tenth interest in * 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:

* Parcels 1-11 & 111 described in Schedule A attached

(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 \$.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration. Indicate which, if more than one, by recording in the space provided below.

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 11TH 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.

Michael J. Stilwell

STATE OF OREGON, County of Nevada, Washoe, ss.

This instrument was acknowledged before me on _____, 19____,

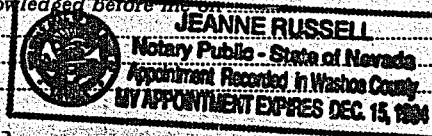
by _____

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Jeanne Russell

Notary Public for Oregon Nevada

My commission expires _____

Michael J. Stilwell
595 W Arroyo
Reno, NV 89509

GRANTOR'S NAME AND ADDRESS

Ryan F. Schmidt
3501 Edison Road, NE
Silverton, OR 97381

GRANTEE'S NAME AND ADDRESS

After recording return to:

S & S Properties
c/o James F. Stilwell
519 Main St., Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

S & S Properties
c/o James F. Stilwell
519 Main St., Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
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

A part of Tract 36 of Enterprise Tracts, more particularly described as follows: Beginning at a point marking the intersection of the Southeasterly line of Avalon Street with the Northeasterly line of Pershing Way, which point bears South $0^{\circ} 00\frac{1}{2}'$ East a distance of 342.44 feet and South $55^{\circ} 50\frac{1}{2}'$ East a distance of 961.79 feet from the Northwest corner of Section 3, Twp. 39 S., R. 9 E.W.M.; thence North $30^{\circ} 38\frac{1}{2}'$ East, along the Southeasterly line of Avalon Street, a distance of 50.0 feet to a point; thence South $59^{\circ} 21\frac{1}{2}'$ East at right angles to Avalon Street, a distance of 150.0 feet to a point; thence South $30^{\circ} 38\frac{1}{2}'$ West, parallel with Avalon Street, a distance of 59.3 feet, more or less, to the Northeasterly line of Pershing Way; thence North $55^{\circ} 50\frac{1}{2}'$ West, along the Northeasterly line of Pershing Way, a distance of 150.28 feet, more or less, to the point of beginning.

Parcel II:

N.A.P.A.

A parcel of land situated in the NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East, W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the northwest corner of said Section 3, said point being marked by a cased iron pin; thence South $0^{\circ} 00' 30''$ East along the westerly line of said Section 3 a distance of 826.80 feet to its intersection with a line parallel with and 75.0 feet distant at right angles northeasterly from the centerline of the Klamath Falls-Lakeview Highway, also known as South Sixth Street, as the same is now located and constructed, said parallel line also being the northerly right-of-way line of said Highway; thence South $55^{\circ} 52' 30''$ East along said right-of-way line 1681.84 feet, more or less, to an iron pin on the northwesterly line of Austin Street, said point being the True Point of Beginning of this description; thence North $34^{\circ} 07' 30''$ East along said line a distance of 175.00 feet to an iron pin on the southerly boundary of Pershing Way; thence North $55^{\circ} 52' 30''$ West along said line a distance of 131.05 feet to an iron pin; thence South $34^{\circ} 07' 30''$ West parallel with Austin Street a distance of 175.00 feet to an iron pin on the northerly boundary of South Sixth Street; thence South $55^{\circ} 52' 30''$ East along said boundary a distance of 131.05 feet, more or less, to the True Point of Beginning of this description.

Parcel III:

Subsiding

The Westerly 75 feet of that parcel of land situated in Lots 33A and 36, Enterprise Tracts, more particularly described as follows:

Starting at the Northwest corner of Section 3, Township 39 South, Range 9 E.W.M., and running thence South $00^{\circ} 00' 30''$ East along the Westerly boundary of said Section 3, 826.80 feet, more or less, to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the center line of the Dalles-California Highway, also known as South Sixth Street, as the same is now located and constructed, thence South $55^{\circ} 52\frac{1}{2}'$ East along said parallel line, being also the Northeasterly boundary of South Sixth Street, 1016.2 feet, more or less, to an iron pin marking the true point of beginning of this description, said point also marking the boundary between lands of First National Bank of Oregon and Alfred D. Collier, from which point the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South $34^{\circ} 07\frac{1}{2}'$ West 10.0 feet; running thence from said true beginning point South $55^{\circ} 52\frac{1}{2}'$ East along the Northeasterly boundary of South Sixth Street 150.0 feet to an iron pin marking the boundary between the lands of Alfred D. Collier and Frank P. Drew and the center line of the party wall between these lands covered by party wall agreement dated June 1, 1948, and filed January 25, 1949, in Klamath County Deed Records, in Volume 228 at page 196, from which said pin the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South $34^{\circ} 07\frac{1}{2}'$ West 10.0 feet; thence following center line of said party wall and its extension North $34^{\circ} 07\frac{1}{2}'$ East at right angles to South Sixth Street 175.0 feet to an iron pin set in the Southwesterly boundary of the County Road known as Pershing Way; thence North $55^{\circ} 52\frac{1}{2}'$ West along said boundary parallel to South Sixth Street 150.0 feet to an iron pin marking the boundary between lands of the First National Bank of Oregon and Alfred D. Collier; thence South $34^{\circ} 07\frac{1}{2}'$ West at right angles to South Sixth Street along said boundary 175.0 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 10th day of December A.D. 19 93 at 1:59 o'clock P.M., and duly recorded in Vol. M93 of Deeds on Page 32935

FEE \$35.00

Evelyn Biehn County Clerk

By Douglas Millendore