

12-16-93A10:27 RCVD

BARGAIN AND SALE DEED

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Except as expressly set forth in this Deed, Grantor has not and does not hereby make any representation or warranty to Grantee concerning the Property or its compliance with any statute, ordinance or regulation. Buyer having full opportunity to investigate the Property: its physical condition, title status, zoning and status as a conveyable tract is relying solely on its own judgment as to such matters as they might affect the Property for Grantee's intended use. Grantee is accepting the Deed and taking possession AS-IS, WHERE-IS, and shall make no claim, demand or notice against Grantor on account of the condition of the Property. The provisions of this paragraph are bargained for provisions between Grantor and Grantee and a material part of Grantor's consideration. The terms, conditions and promises contained in this paragraph shall survive closing and delivery of the Deed and be continuing covenants of Grantee, successors and assigns.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

In construing this deed and where the context so requires, the singular shall include the plural and vice versa, and all such changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. _____, 19__.

In Witness Whereof, the grantor has executed this instrument this 15th day of December, 19__.

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.

_____ OF THE PROPERTY DEPARTMENT
OREGON, CALIFORNIA & EASTERN RAILWAY COMPANY

OREGON, CALIFORNIA & EASTERN RAILWAY COMPANY

BY: [Signature]
D. C. WILLIAMS

by _____ acknowledged before me on DECEMBER 15, 1993

by D.C. WILLIAMS This instrument was acknowledged before me on DECEMBER 19, 1961

by _____
as _____
of _____

PRESIDENT
OREGON, CALIFORNIA & EASTERN RAILWAY COMPANY

Notary Public for Oregon

My commission expires

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip)

Klamath Korner Group
6728 Amber Avenue

Until requested otherwise send all tax statements to (Name, Address, Zip):
SAME AS ABOVE

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____
I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

NAME _____ TITLE _____
By _____ Deputy _____

A tract of land situated in the SE 1/4 NE 1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of Tract 50 ENTERPRISE TRACTS, a duly recorded subdivision, said tract of land being more particularly described as follows:

Beginning at the Northwest corner of said Tract 50; thence North 89 degrees 50' 20" East, along the North line of said Tract 50, 607.57 feet to the Westerly right of way of Washburn Way; thence South 00 degrees 04' 21" West, along said right of way, 372.64 feet to the center line of the abandoned O.C. & E. Railroad; thence North 66 degrees 51' 15" West, along said centerline, 660.25 feet to a point on the West line of said Tract 50; thence North 00 degrees 00' 15" East 111.41 feet to the point of beginning.

CODE 1 MAP 3909-4AD TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 16th day
of Dec. A.D., 19 93 at 10:27 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 33474

FEE \$35.00

Evelyn Biehn, County Clerk

By Catherine M. Mulholland