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BARGAIN AND SALE DEED

Vol. 194 Page 8022



KNOW ALL MEN BY THESE PRESENTS, That PIERRE A. KERN, TRUSTEE OF THE PIERRE A. KERN 1993 TRUST

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RIVER SPRINGS RANCH CO., an Oregon corporation 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.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency as to its effect upon the title to any real property that may be described therein.

(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 \$1.00. line adjustment. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 16th day of March, 1994; 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE PIERRE A. KERN 1993 TRUST

by: Pierre A. Kern, Trustee
PIERRE A. KERN, Trustee

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 16, 1994, by PIERRE A. KERN, Trustee of the PIERRE A. KERN TRUST

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



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/95

PIERRE A. KERN 1993 TRUST
2730 Avenida Caballo
Santa Ynez, CA 93460

Grantor's Name and Address

RIVER SPRINGS RANCH CO.
2730 Avenida Caballo
Santa Ynez, CA 93460

Grantee's Name and Address

After recording return to (Name, Address, Zip):

RIVER SPRINGS RANCH CO.
2730 Avenida Caballo
Santa Ynez, CA 93460

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

RIVER SPRINGS RANCH CO.
2730 Avenida Caballo
Santa Ynez, CA 93460

SPACE RESERVED
FOR
RECORDER'S USE

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 Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Annette Mueller Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The E1/2, E1/2 W1/2 of Section 18, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The fractional N1/2, N1/2 N1/2 N1/2 SE1/4; N1/2 N1/2 NE1/4 SW1/4; N1/2 S1/2 NE1/4 SW1/4; S1/2 S1/2 NE1/4 SW1/4; S1/2 N1/2 SW1/4 SE1/4; N1/2 S1/2 SE1/4 SW1/4; S1/2 S1/2 NW1/4 SE1/4; N1/2 N1/2 SW1/4 SE1/4; N1/2 S1/2 SW1/4 SE1/4; N1/2 S1/2 SW1/4 SW1/4; S1/2 N1/2 NW1/4 SW1/4; All being in Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company by deed recorded Volume 80 page 437 and Volume 84, page 417, Deed Records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM any portion lying within the US Highway 66 right of way.

PARCEL 3

The S1/2 N1/2 NE1/4 SE1/4, and N1/2 S1/2 NE1/4 SE1/4 EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company, Section 19 Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

N1/2 S1/2 SE1/4 SE1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5

The S1/2 N1/2 NW1/4 SE1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day
of March A.D., 19 94 at 2:14 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 8022.

FEE \$35.00

Evelyn Biehn County Clerk
By Annette Mueller