

81130

05-17-94A10:59 RCVD

Vol 94 Page 15528

After recording, return to:
 ROBERT S. QUINNEY
 HERSHNER, HUNTER, MOULTON,
 ANDREWS & NEILL
 180 East 11th Avenue
 Eugene, Oregon 97401

Until a change is requested,
 mail all tax statements to:
 Michael A. Grassmuck, Inc.
 P.O. Box 1783
 Medford, OR 97501-0140
 Tax Account Key No. 520056

mtc 1396-7080
 BARGAIN AND SALE DEED

KIPCO, INC., Grantor, conveys to Michael A. Grassmuck, Inc., Bankruptcy Trustee for Glenroe W. Davis, Case No. 691-60729-R7, Grantee, the real property described on the attached Exhibit A.

The true consideration for this conveyance is: none.

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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED this 16 day of March, 1994.

KIPCO, INC.

By Clenroe W. Davis
 Typed Name: Clenroe W. Davis
 Its President

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

STATE OF OREGON)
 County of Klamath) ss.
~~Lane~~

This instrument was acknowledged before me this 16th day of March, 1994, by Clenroe W. Davis, president of Kipco, Inc., an Oregon corporation, on behalf of the corporation.

OFFICIAL SEAL
 GARY L. JONES
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 009801
 MY COMMISSION EXPIRES SEPT 24, 1995

Notary Public for Oregon
 My commission expires: 9-24-95

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, commonly known as 4100 South 6th Street, Klamath Falls, Oregon, more particularly described as follows:

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, Township 39 South, range 9 E.W.M., more particularly described as follows:

Beginning at the brass plug marking the West quarter corner of said Section 2; thence South 0°13' East along the Westerly line of said Section 2, a distance of 53 feet; thence North 89°47' East, a distance of 30.00 feet to an iron pin on the Easterly right of way line of Summers Lane and the true point of beginning; thence continuing North 89°47' East to the Westerly right of way line of the U.S.B.R. "A" Canal; thence Southeast along the Westerly right of way line of said canal to the Northeast corner of that certain tract conveyed to Smith & Westvold by deed recorded January 28, 1964, in Deed Volume 350 at page 590; thence South 89°47' West 82.38 feet to the Westerly right of way line of Summers lane, thence North 0°13' West along the right of way line 159 feet; more or less, to the point of beginning. EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through it State Highway Commission by deed recorded May 6, 1964, in Deed Volume 352 at page 573, Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
of may A.D., 19 94 at 10:59 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 15528,
Evelyn Biehn County Clerk
By Dorlene M. Henderson

FE\$35.00

EXHIBIT A