

84030

STATUTORY BARGAIN AND SALE DEED

NORMAN J. DUFFY and DARLENE E. DUFFY, Husband and Wife,
Grantors, convey to C&K MARKET, INC., Grantee, the following described real
property, free of encumbrances created or suffered by the grantor except as specifically set
forth herein:

62.5 percent undivided interest in the following described real property in
Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A."

SUBJECT TO reservations and restrictions of record, easements and rights of way of
record and those apparent on the land:

The true and actual consideration for this conveyance is \$363,125.

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.

Dated this 1ST day of JULY 1994.

Darlene E. Duffy

Norman J. Duffy by Darlene E. Duffy POA
NORMAN J. DUFFY BY DARLENE E. DUFFY
HIS ATTORNEY IN FACT

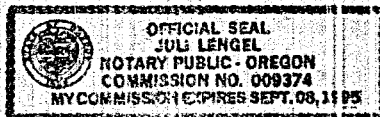
STATE OF OREGON

County of Klamath

}
} ss.
}

The foregoing instrument was acknowledged before me this 1st day of
July, 1994, by NORMAN J. DUFFY and DARLENE E. DUFFY, Husband
and Wife.

Juli Lengel
Notary Public for Oregon
My Commission expires: 9/8/95



Return To and Taxes:
C & K Market
615 5th Street
Brookings, Oregon 97415

RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

EXHIBIT A

PARCEL ONE

Commencing at the one-quarter corner common to Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence along the West boundary of said Section 3, South 0°22'50" East, 464.30 feet; thence South 89°52'40" East, 50.00 feet to the intersection of the East boundary of Washburn way with the South boundary of Crosby Avenue for the true point of beginning; thence along the South boundary of Crosby Avenue, South 89°52'40" East, 320.00 feet; thence South 0°22'50" East, 250.00 feet; thence North 89°52'40" West 320.00 feet to the East boundary of Washburn Way; thence along said boundary North 0°22'50" West, 250.00 feet to the true point of beginning.

EXCEPTING THEREFROM a parcel of land lying in the NW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, deeded to State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 31, 1976, in Volume M-76 on page 11933, Deed Records of Klamath County, Oregon, the said parcel being described as follows: Beginning on the East line of Washburn Way at a point 10 feet South of the intersection of said East line with the South line of Crosby Avenue; thence North along said East line 10 feet to said South line; thence East along said South line 25 feet; thence Southwesterly in a straight line to the point of beginning.

PARCEL TWO

A tract of land situated in Lot 1, Block 5, Tract 1080, Washburn Park, a duly recorded subdivision, more particularly described as follows: Beginning at the NE corner of said Lot 1; thence N. 89°25'10" W., along the North line of said Lot 1, 231.72 feet; thence S. 00°04'50" W., along the West line of said Lot 1, 245.00 feet; thence S. 89°25'10" E. 231.37 feet to the East line of said Lot 1; thence N. 00°09'48" E. 245.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____

Filed for record at request of Klamath County Title Co the 8th day
of July A.D. 19 94 at 3:43 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 21261

FEE \$35.00

Evelyn Biehn - County Clerk

By Debra M. Anderson