

64034

07-08-94 P03143 RCVD BARGAIN AND SALE DEED

Vol. 94 Page 21269

KNOW ALL MEN BY THESE PRESENTS, That

IRENE BYRNES

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
C & K MARKET, INC.hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

(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 \$

the whole of the above described property (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 22nd day of June, 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 APPLICABLE USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

IRENE BYRNES

STATE OF OREGON, County of Klamath

June 22

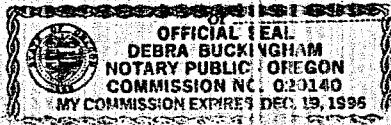
1994

This instrument was acknowledged before me on
by Irene Byrnes

This instrument was acknowledged before me on

by

as



Debra Buckingham

Notary Public for Oregon

My commission expires 12-19-96

STATE OF OREGON,

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 attixed.

NAME

TITLE

By

Deputy

Grantor's Name and Address

Grantee's Name and Address

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

C & K Market

615 5th St.

Brookings, Oregon 97415

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

C & K Market

615 5th Street

Brookings, Oregon 97415

SPACE RESERVED
FOR
RECORDER'S USE

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 NW1/4 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 1:43 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 21269
By Evelyn Biehn - County Clerk
Wassie M. Williams

FEE \$35.00