

84045

Volume 94 Page 21292

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:

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 \$294,000.

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
NORMAN J. DUFFY BY Darlene E. Duffy PCA
DARLENE E. DUFFY, HIS ATTORNEY IN FACT

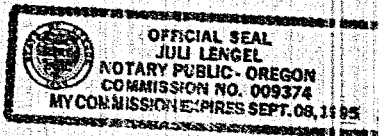
STATE OF OREGON

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

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

Exhibit A

PARCEL ONE:

A tract of land situated in the NW 1/4, Section 3, Township 39 S. R. 9 E. W.M. more particularly described as follows: Beginning at the West quarter corner of said Section 3; thence S. 00°22'50" E. (along the W. line of said Section 3) 714.30 feet; thence S. 89°52'40" E. parallel with and 250.00 feet from the southerly right of way line of Crosby Street, a distance of 50.00 feet to the E. right of way line of Washburn Way, said point being the true point of beginning of this description; thence continuing S. 89°52'40" E. 320.00 feet; thence S. 00°22'50" E. 50.00 feet; thence N. 89°52'40" W. 320.00 feet to the easterly right of way line of said Washburn Way; thence N. 00°22'50" W. 50.00 feet to the true point of beginning.

PARCEL TWO:

A tract of land being in the Westerly 320 feet of Lot 1, Block 5, Tract 1080 Washburn Park, a duly recorded plat, more particularly described as follows: Beginning at the Southwest corner of said Lot 1; thence North 00°04'50" East along the West line of said Lot 1, 115.01 feet; thence South 89°25'10" East 320.00 feet; thence South 00°04'50" West 115.01 feet to the South line of said Lot 1; thence North 89°25'10" West 320.00 feet to the point of beginning.

PARCEL THREE:

A tract of land situated in Lot 1, Block 5, Tract 1080-Washburn Park, a duly recorded subdivision, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East line of said Lot 1, said point being S. 00°09'48" W. 245.00 feet from the Northeast corner of said Lot 1; thence N. 89°25'10" W. parallel to the North line of said Lot 1, 231.37 feet to the West line of said Lot 1; thence S. 00°04'50" W. on said West line and its extension, 165.00 feet to the South line of said Lot 1; thence S. 89°25'10" E. 231.13 feet to the Southeast corner of said Lot 1; thence N. 00°09'48" E. 165.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Klamath County Title Co the 8th day
of July A.D. 19 94 at 3:44 o'clock P. M., and duly recorded in Vol. 194
of Deeds or Page 21292
FEE \$35.00 By Evalya Biehn County Clerk
[Signature]