

84599

07-21-94A10:31 RCVD

BARGAIN AND SALE DEED

Vol. m94 Page 22315KNOW ALL MEN BY THESE PRESENTS, That
CHIN BROS., A PARTNERSHIP

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
DANIEL G. CHIN and DELORIS D. CHIN, husband and wife
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.

(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 \$partnership dissolution

However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

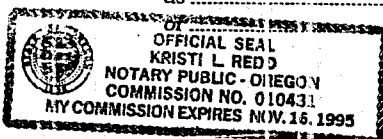
In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of July, 1994;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized 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.

CHIN BROS. A PARTNERSHIP
by: Daniel G. Chin by: Deloris D. Chin
by: Deloris D. Chin by: Denise Chin

STATE OF OREGON, County of Klamath, ss. July 19, 1994
This instrument was acknowledged before me on
by Daniel G. Chin & Deloris D. Chin partners of Chin Bros.
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____



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

CHIN BROS., A PARTNERSHIP

Grantor's Name and Address:

DANIEL G. CHIN & DELORIS D. CHIN
17817 CHEYNE RD
KLAMATH FALLS OR 97603

Grantee's Name and Address:

After recording return to (Name, Address, Zip):
DANIEL G. CHIN & DELORIS D. CHIN
17817 CHEYNE RD
KLAMATH FALLS OR 97603

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

DANIEL G. CHIN & DELORIS D. CHIN
17817 CHEYNE RD
KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instru-
ment 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/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

State of Oregon

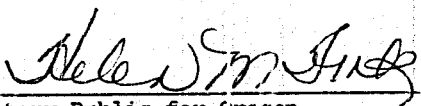
County of KLAMATH

July 18, 1994

Personally appeared the above named MARTIN D. CHIN & DENISE L. CHIN, PARTNERS OF CHIN BROS.
and acknowledged the foregoing instrument to be THEIR voluntary act and
deed.

WITNESS My hand and official seal.

(seal)



Notary Public for Oregon
My Commission expires: 4/20/96



EXHIBIT "A" LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

PARCEL 1

Township 41 South, Range 11 East of the Willamette Meridian

The S1/2, S1/2 N1/2, and S1/2 N1/2 N1/2 of Lot 8; S1/2, S1/2 N1/2 and S1/2 N1/2 N1/2 Of Lot 9; N1/2 N1/2 N1/2 of Lot 14; N1/2 N1/2 N1/2 of Lot 15; all in Section 15, Township 41 South, Range 11 East of the Willamette Meridian.

Saving and excepting therefrom that portion deeded to Kelly B. Wilson and Glennis J. Wilson, and described as follows: A parcel of land situate in portions of Government Lots 9 and 14, Section 15, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the fence corner marking the point of intersection of the Southerly line of the N1/2 N1/2 N1/2 of Lot 14, Section 15, Township 41 South Range 11 East of the Willamette Meridian and the Westerly right-of-way line of Wilson Road, as the same are presently located and constructed, from which point the Northwest corner of said Section 15 bears North 42 degrees 58' 35" West 3837.67 feet distant; thence Westerly along the fence marking the said Southerly line of the N1/2 N1/2 N1/2 of Lot 14, 399.55 feet to a point; thence North 159.15 feet to a point; thence North 79 degrees 42' 30" East 142.32 feet to a point; thence East 259.5 feet, more or less, to a point in the fence marking the Westerly right-of-way line of Wilson Road; thence Southerly along said Westerly right-of-way line fence 186.8 feet, more or less, to the point of beginning.

PARCEL 2

That portion of Lot 1 lying South of J canal; that portion of Lot 2 lying South of J canal and Easterly of the State Highway; and that portion of Lots 9 and 10 lying Easterly of the State Highway and all of Lot 6 in Section 16.

Saving and excepting therefrom any portion thereof in any canals, roads or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day
of July A.D., 19 94 at 10:31 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 22315.

FEE \$40.00

Evelyn Biehn - County Clerk

By Pauline M. Henderson