

87389

09-06-94A10:51 (CV)

BARGAIN AND SALE DEED

Vol. 94 Page 27731

KNOW ALL MEN BY THESE PRESENTS, That First American Management Corporation, an Oregon corporation, for the consideration hereinafter stated, does hereby grant bargain, sell and convey unto Bruce L. Carpenter and Carolyn Carpenter, 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 in long or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Legal description attached hereto and made a part hereof.

*other good and valuable consideration.

(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 \$ **

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of Sept., 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.

First American Management Corp.

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.

Bruce L. Carpenter, President

STATE OF OREGON, County of Jackson

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on Sept. 1, 1994

by Bruce L. Carpenter

as President

First American Management Corporation



OFFICIAL SEAL
TAMMY BREWER
NOTARY PUBLIC - OREGON
COMMISSION NO. 035626
MY COMMISSION EXPIRES AUG. 17, 1998

Tammy Brewer

Notary Public for Oregon

My commission expires 8-17-98

First American Management Corp.

Grantor's Name and Address

Bruce L. Carpenter

P.O. Box 1045

Eagle Point OR 97524

Grantee's Name and Address

Bruce L. Carpenter

P.O. Box 1045

Eagle Point OR 97524

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

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

Grantee as set forth above

SPACE IS RESERVED

FOR

RECORDS USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1994, 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 affixed.

NAME

TITLE

By Deputy

27732

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

Lots 4 and 5 in Block 1 of Agri-Commerce Center, Tract 1237, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and

A parcel of land, being portions of Lots 2 and 3, Block 1 of Tract 1237, Agri-Commerce Center situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9, E.W.M., more particularly described as follows:

Beginning at a $\frac{1}{2}$ " iron pipe marking the most Southerly corner of Lot 2, Block 1 in said subdivision; thence N. $45^{\circ}09'00''$ E. along the Southeasterly line of said Lot 2 a distance of 112.00 feet to a point; thence leaving said Southeasterly line, N. $12^{\circ}30'40''$ W. a distance of 173.94 feet to a point on the Southerly line of Lot 1, in Block 1; thence Southwesterly along said Southerly line and along a 70 foot radius curve to the right a distance of 22.17 feet to a point; thence S. $01^{\circ}03'15''$ E. a distance 112.54 feet to a point on the North line of Lot 4, Block 1; thence along said line, N. $88^{\circ}56'45''$ E. a distance of 62.71 feet to the Northeasterly corner of said Lot 4; thence S. $12^{\circ}07'09''$ E. along the Easterly line of said Lot 4 a distance of 65.41 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Klamath County Title Co the 6th day of Sept. A.D. 19 94 at 10:51 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 27731

FEE \$35.00

By Evelyn Biehn County Clerk

By Danise Mullender