

87794 09-09-94P03:33 RCVD

K-46055
BARGAIN AND SALE DEED

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Vol. m94 Page 28507

KNOW ALL MEN BY THESE PRESENTS, That Rainus Bros., a copartnership consisting of Carl Rainus, George Rainus and Donald Rainus, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Carl Rainus and Virginia Rainus and Carol M. Johnson, not as tenants in common but with 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:

**rights of survivorship.

SEE EXHIBIT A ATTACHED

***This conveyance is full distribution of all of the interest of Carl Rainus in that certain Partnership known as Rainus Bros.

(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 7th day of August, 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Sept 7th, 1994, by Carl Rainus, George Rainus and Donald Rainus

This instrument was acknowledged before me on _____, 19____, by _____



OFFICIAL SEAL
TRUDIE DURANT
NOTARY PUBLIC - OREGON
COMMISSION NO. 027875
MY COMMISSION EXPIRES SEP. 30, 1997

Trudie Durant
Notary Public for Oregon
My commission expires _____

Rainus Bros.

Grantor's Name and Address

Carl and Virginia Rainus

Grantee's Name and Address

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

Carl Rainus

Box 407

Malin, Oregon 97632

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

Carl Rainus

Box 407

Malin, Oregon 97632

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

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/tile/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

EXHIBIT A

TOWNSHIP 40 SOUTH, RANGE 11, EAST OF THE WILLAMETTE MERIDIAN:

- Section 23: SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{4}$ SW $\frac{1}{4}$; N $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 24: S $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; All those portions of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, less the North
 180 feet, W $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Westerly to the Malin-Bonanza
 Highway (Poe Valley Road)
 Section 25: NW $\frac{1}{4}$ NW $\frac{1}{4}$
 Section 26: NE $\frac{1}{4}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$; E $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$

SAVING AND EXCEPTING: Beginning at a 5/8" iron pin on the South line of Section 24 which bears S. 89°28'49" W. a distance of 1904.22 feet from the iron pipe monument marking the southeast corner of said Section 24; thence North a distance of 753.90 feet to a 5/8" iron pin; thence S. 87°05'29" W. a distance of 474.56 feet to an existing fence line; thence along said fence line the following courses and distances: N. 37°57'07" W., 580.32 feet; N. 28°04'40" W., 62.68 feet; N. 01°12'20" W., 313.67 feet; N. 68°20'33" W., 325.15 feet; N. 65°06'44" W., 142.10 feet; N. 69°13'47" W. 457.11 feet; N. 61°17'24" W. 59.74 feet; N. 54°47'56" W. 235.58 feet; N. 65°24'25" W. 718.70 feet; S. 29° 46'09" W., 369.97 feet; S. 31°37'54" E. 773.75 feet; S. 30°28'45" E., 172.31 feet; S. 27°33'56" E., 499.39 feet and S. 22°18'19" E. 871.74 feet to a point on the South line of said Section 24; thence along said South line, N. 89°28'49" E. a distance of 1752.36 feet, more or less to the point of beginning.

RESERVING UNTO GRANTOR HEREIN A 40 foot wide road easement, the centerline of which is described as follows: Beginning at a point which bears S. 89°28'49" W. a distance of 1904.22 feet and North a distance of 733.87 feet from the Southeast corner of said Section 24; thence N. 87°02' E. 88.0 feet; thence N. 57°37'E., 205.0 feet; thence S. 87°01' E. 240.0 feet; thence N. 77°16' E., 122.0 feet, more or less to a point on the Westerly line of County Road No. 1097.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 9th day
 of Sept A.D., 19 94 at 3:33 o'clock P M., and duly recorded in Vol. M94,
 of Deeds on Page 28507.

FEE \$35.00

Evelyn Biehn - County Clerk

By Caroline M. Mendenhall