

88953

09-29-94A10:41 RCVC

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Bruce L. Carpenter and Carolyn Carpenter for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Oregon Investment, an Oregon Business Trust, hereinafter called grantor, 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:

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 NE1/4 of Section 1, Township 39 South, Range 9, E.W.M., more particularly described as follows:

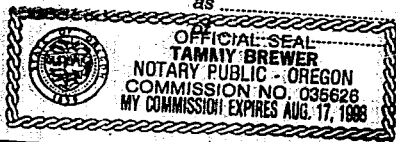
Beginning at a 1" iron pipe marking the most Southerly corner of Lot 2, Block 1 in said subdivision; thence N. 45°09'00" E. along the Southeasterly line of said Lot 2 a distance of 112.02 feet to a point; thence leaving said Southeasterly line, N. 52°30'40" W. a distance of 173.94 feet to a point on 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°03'15" E. a distance of 12.54 feet to a point on the North line of Lot 4, Block 1; thence along said line, N. 88°56'45" E. a distance of 62.71 feet to the Northeasterly corner of said Lot 4; thence S. 12°07'09" E. along the Easterly line of said Lot 4 a distance of 65.41 feet to the point of beginning.

(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 \$0.
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 26 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.

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.

[Signature]
Notary Public for Oregon

STATE OF OREGON, County of Jackson ss.
This instrument was acknowledged before me on Sept. 26, 1994, by Bruce L. Carpenter and Carolyn Carpenter.
This instrument was acknowledged before me on _____, 19____, by _____, as _____.



[Signature]
My commission expires _____ Notary Public for Oregon

Bruce L. and Carolyn Carpenter

Grantor's Name and Address
<u>Oregon Investment</u>
<u>c/o P.O. Box 1045</u>
<u>Eagle Point OR 97524</u>
Grantee's Name and Address
<u>Oregon Investment</u>
<u>c/o P.O. Box 1045</u>
<u>Eagle Point OR 97524</u>
After recording return to (Name, Address, Zip):
<u>Oregon Investment</u>
<u>c/o P.O. Box 1045</u>
<u>Eagle Point OR 97524</u>
Until requested otherwise send all tax statements to (Name, Address, Zip):
<u>Grantee as set forth above</u>

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 29th day of Sept, 1994, at 10:41 o'clock A.M., and recorded in book/reel/volume No. M94 on page 30542 or as fee/file/instrument/microfilm/reception No. 88953, Record of Deeds of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By [Signature] Deputy