

89414

10-10-94P02:15 RCVD BARGAIN AND SALE DEED

Vol. m94 Page 316019

KNOW ALL MEN BY THESE PRESENTS, That CARL B. THORNTON

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TIMM BURR INC., AN OREGON CORPORATION AS TO AN UNDIVIDED 2/3 INTEREST & GREGORY DECKER AS TO AN UNDIVIDED ** 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

** 1/3 INTEREST

(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 \$14,000.00. 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 _____ day of _____, 19____; 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.

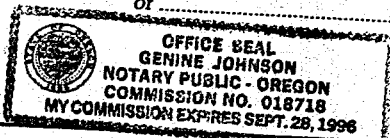
CARL B. THORNTON

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 10, 1994, by Carl B. Thornton

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

as _____ of _____



Jenine Johnson
My commission expires 9/28/96 Notary Public for Oregon

Grantor's Name and Address

Grantee's Name and Address

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

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

Carl B. Thornton
325 Main St. Suite 203
Klamath Falls, Oregon 97601

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

Witness my hand and seal of County affixed.

By _____ NAME _____ TITLE _____ Deputy

EXHIBIT "A" LEGAL DESCRIPTION

31602

That portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon lying Westerly of State Highway 97 and Easterly of a dirt road, being more particularly described as follows:

Beginning at an iron pin on the intersection of the Westerly right of way of said Highway 97 and the North line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28; thence North 89°14'34" West, 418.97 feet to a point; thence South 10°27' East 370.78 feet to a point; thence South 3°40' West 306.25 feet, more or less, to a point on the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28; thence South 89°41'56" East 360.13 feet, more or less, along said South line to an iron pin on the Westerly right of way line of said Highway 97; thence Northerly along said highway right of way to the point of beginning.

EXCEPTING from the above described property that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed recorded June 26, 1990 in Volume M90 page 12549, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 10th day
of Oct A.D., 19 94 at 2:15 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 31601
Evelyn Biehn County Clerk
By Pauline Miller

FEE \$35.00