

NE 94187 01-30-95A09:15 RCVD BARGAIN AND SALE DEED

Vol 95 Page 2049

KNOW ALL MEN BY THESE PRESENTS, That ROGERS CABINETS AND FLOORS INC.,
an Oregon Corporation, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PHILIP
DODDRIDGE and KAREN DODDRIDGE, 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 Exhibit A attached

(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 \$ 10.00

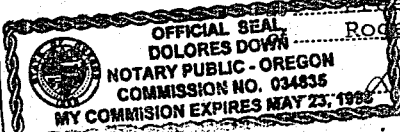
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
In construing this deed and where the context so requires, 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 24th day of January, 1995.
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 DE-
SCRIBED 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.

ROGERS CABINETS AND FLOORS INC.,
an Oregon Corporation
By: Philip Doddridge

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on January 24, 1995.
by X X
This instrument was acknowledged before me on January 24, 1995.
by Philip Doddridge
President
Rogers Cabinets and Floors, Inc., an Oregon Corporation



Dolores Down
Notary Public for Oregon
My commission expires 5-23-98

Rogers Cabinets & Floors Inc.

1315 N Alameda
Klamath Falls, Or 97603

GRANTOR'S NAME AND ADDRESS

Philip Doddridge

1315 N Alameda
Klamath Falls, Or 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Philip Doddridge

1315 N Alameda
Klamath Falls, Or 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Philip Doddridge

1315 N Alameda
Klamath Falls, Or 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of 1995,
at o'clock M., and recorded
in book/real/volume No. on
page or as fee/title/instru-
ment/microfilm/reception No.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in Lot 22-B, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at an iron axle marking the Northeast corner of said Lot 22-B; thence South 89 degrees 46' 32" West along the North line of said Lot 969.54 feet; thence South 73 degrees 01' 26" East along the Southwesterly right of way line of the Klamath Falls-Malin State Highway #50 a distance of 207.73 feet to a 5/8 inch iron pin; thence continuing along said right of way line South 40 degrees 00' 00" East, 134.80 feet to the point of beginning for this description thence continuing along said right of way line South 40 degrees 00' 00" East, 360.00 feet to a 1/2 inch iron pin; thence at right angles South 50 degrees 00' 00" West 64.24 feet to a 1/2 inch iron pin on the Northerly right of way line of Alameda Ave., a County Road; thence North 47 degrees 07' 00" West along said right of way line 263.85 feet to a 1/2 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 1089.93 feet radius curve to the left (Delta = 04 degrees 59' 12", long chord = North 49 degrees 36' 36" West, 94.83 feet) 94.86 feet to a point on curve; thence leaving said right of way North 47 degrees 37' 18" East, 112.86 feet to the point of beginning.

Account #3809-034CD-00100

Key #773880

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Gary L. Hedlund the 30th day
of Jan. A.D., 19 95 at 9:15 o'clock A. M., and duly recorded in Vol. M95
of Deeds on Page 2049

Bernetha G. Letach, County Clerk

FEE \$35.00

By Danella Mullendore