

94770

02-13-95P03:31 RCVD
MTC 34271-KR
BARGAIN AND SALE DEED
(Statutory Form)

Vol 1795 Page 3113

O & E Corporation, an Oregon corporation, (and George G. Gianulias and Katherine Gianulias, individuals), hereinafter called GRANTORS, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto K. F. TRADE CENTER, L.L.C., an Oregon Limited Liability Company, GRANTEE, and unto grantee's heirs, successors and assigns, together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, (and any personal property in which grantors may have or claim an interest in located upon or with reference to) the following described real property, including, but not limited to, any and all rights of redemption, situated in the County of Klamath, State of Oregon, described as follows, to-wit::

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE AS IF FULLY SET FORTH

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer, stated in terms of dollars, is \$ 2,285,772.89. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be

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GRANTOR'S NAME AND ADDRESS O & E CORPORATION, George G. Gianulias & Katherine Gianulias
660 Washington St.
Vallejo, CA 94590

GRANTEE'S NAME AND ADDRESS K.F. TRADE CENTER L.L.C.
25 Main St./P.O. Box 389
Goshen, NY 10924

AFTER RECORDING RETURN TO K.F. TRADE CENTER L.L.C.
25 Main St./P.O. Box 389
Goshen, NY 10924

UNTIL A CHANGE IS REQUESTED K.F. TRADE CENTER L.L.C.
25 Main St./P.O. Box 389
SEND TAX STATEMENTS TO Goshen, NY 10924

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 grantors have executed this instrument this 11th day of February, 1995; if a corporate grantor, it has caused its name to be signed by its officers, duly authorized thereto by order of its board of directors.

DATED this 11th day of February, 1995.

O & E Corporation

By

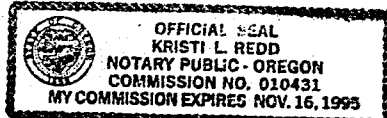
By

George G. Gianulias

Katherine Gianulias

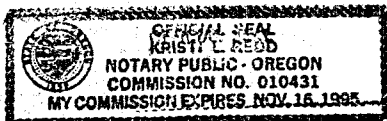
STATE OF OREGON, County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 11th day of February, 1995, by George G. Gianulias, president, and by Katherine Gianulias, secretary of O & E Corporation, on behalf of the corporation.



NOTARY PUBLIC FOR OREGON

THIS INSTRUMENT was acknowledged before me this 11th day of February, 1995 by George G. Gianulias and Katherine Gianulias.



NOTARY PUBLIC FOR OREGON

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

3115

All that portion of Tracts 32, 33A and 36, ENTERPRISE TRACTS, situated in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe on the South line of said Tract 32, said point being North 89 degrees 30' 45" West, a distance of 281.8 feet from the Southeast corner of said Tract 32 (this same reference is described as being West a distance of 281.7 feet by previous records), said beginning point also being on the Northwestern line of Austin Street as deeded to Klamath County by Deed Volume 229, page 300, Deed Records of Klamath County, Oregon; thence North 34 degrees 07' 30" East at right angles to South Sixth Street and along the Northwestern line of Austin Street a distance of 183.08 feet to an iron pin on a point on a line that is parallel to and 180 feet distant at right angles from the East line of said Tract 32; thence North 0 degrees 20' 45" East along said parallel line and along the Westerly line of Austin Street a distance of 722.70 feet to an iron pin that is South 0 degrees 20' 45" West a distance of 400.02 feet from the iron pin marking the Southerly line of Shasta Way; thence North 89 degrees 39' 15" West a distance of 629.67 feet to an iron pin on the Southeasterly line of Avalon Street; thence South 30 degrees 37' 00" West along the Southeasterly line of Avalon Street a distance of 667.53 feet to an iron pin on the most Northerly corner of a tract described as Parcel 3 in Deed Volume 256, page 96, Deed Records of Klamath County, Oregon; thence South 59 degrees 23' 00" East along the Northeasterly line of said tract a distance of 149.94 feet to an iron pin; thence South 30 degrees 37' 00" West along the Southeasterly line of said tract a distance of 59.20 feet to an iron pin on the Northeasterly line of Pershing Way; thence South 55 degrees 52' 30" East along the Northeasterly line of Pershing Way a distance of 485.15 feet to an iron pipe on the Southerly projection of the line between Tracts 32 and 36, Enterprise Tracts; thence North 0 degrees 14' 30" West along said projected line a distance of 98.97 feet to an iron pipe on the Southwest corner of said Tract 32; thence South 89 degrees 30' 45" East along the Southerly line of said Tract 32 a distance of 362.50 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 3, said point being marked by a cased iron pin; thence South 0 degrees 00' 30" East along the Westerly line of said Section 3 a distance of 826.80 feet to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the centerline of the Klamath Falls-Lakeview Highway, also known as South Sixth Street, as the same is now located and constructed; thence South 55 degrees 52' 30" East, along said parallel line a distance of 1682.84 feet to an iron pin on the Northwestern line of Austin Street; thence North 34 degrees 07' 30" East along said line a distance of 235.00 feet to an iron pin on the Northeasterly line of Pershing Way, said point being the True Point of Beginning of this description; thence North 34 degrees 07' 30" East along the Northwestern line of Austin Street a distance of 282.50 feet to an iron pipe on the Southerly line of Tract 32, Enterprise Tracts, said point being North 89 degrees 30' 45" West a distance of 281.8 feet from the Southeast corner of said Tract 32 (this same reference is described as being West a distance of 281.7 feet by previous records), said point being on the Northwestern line of that tract deeded to Klamath County by Deed Volume 229, page 300, Deed Records of Klamath County, Oregon; thence North 89 degrees 30' 45" West along the Southerly line of said Tract 32, a distance of 362.50 feet to an iron pipe on the Southwest corner of said Tract 32; thence South 0 degrees 14' 30" East along the Southerly projection of the line between Tracts 32 and 36, Enterprise Tracts, a distance of 98.97 feet to an iron pipe on the Northeasterly line of Pershing Way; thence South 55 degrees 52' 30" East along said line a distance of 245.93 feet to the True Point of Beginning of this description.

PARCEL 3

Beginning at the iron pipe marking the Southeast corner of Enterprise Tract 32 in Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence West along the South line of Tract 32 a distance of 209.57 feet, more or less, to an iron pipe marking the Easterly line of Austin Street; thence North 34 degrees 07' 1/2" East along the Easterly line of Austin Street Northeasterly at right angles to the center line of South Sixth Street a distance of 161.08 feet, more or less, to an iron rod which lies on a line which is parallel to and 120 feet Westerly at right angles from the East line of Tract 32; thence North along said parallel line and the East line of Austin Street 391.3 feet, to the true point of beginning, said point of beginning being 823.0 feet South of the North line of Section 3; thence North along said parallel line and the East line of Austin Street 500.0 feet, more or less, to a point which marks the Southwest corner of a parcel of land conveyed by Swan Lake Moulding Company to William L. Wales, Jr.; thence leaving the Easterly boundary of Austin Street Easterly parallel to and 323 feet distant at right angles from the North line of Section 3, a distance of 120 feet to an iron rod marking the Southeast corner of said Wales parcel, on the East line of Tract 32; thence South along the East line of Tract 32, 500.0 feet to a point, said point being 823.0 feet South of the North line of Section 3; thence West on a line parallel to the North line of Section 3, a distance of 120 feet to the point of beginning.

PARCEL 4

The Westerly 178.1 feet of Lot 3 in Block 1, HOMEACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3115

3116

of the Northwest Quarter of Section 32, Township 36 North, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

of said Section 32, said point being North 89° 59' 59" East from the Northwest corner of said Section 32, a distance of 321.7 feet by the line of the Northwest Quarter of Section 32, then North 89° 59' 59" East from the Northwest corner of said Section 32, a distance of 321.7 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day of Feb A.D. 19 95 at 3:31 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 3113
By Bernetha G. Letsch County Clerk
FEE \$40.00

of said Section 32, said point being North 89° 59' 59" East from the Northwest corner of said Section 32, a distance of 321.7 feet by the line of the Northwest Quarter of Section 32, then North 89° 59' 59" East from the Northwest corner of said Section 32, a distance of 321.7 feet to the point of beginning.

of the Northwest Quarter of Section 32, Township 36 North, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

of said Section 32, said point being North 89° 59' 59" East from the Northwest corner of said Section 32, a distance of 321.7 feet by the line of the Northwest Quarter of Section 32, then North 89° 59' 59" East from the Northwest corner of said Section 32, a distance of 321.7 feet to the point of beginning.

of the Northwest Quarter of Section 32, Township 36 North, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

of the Northwest Quarter of Section 32, Township 36 North, Range 12 East of the Willamette Meridian, Klamath County, Oregon.