

NA

97367

MTC 396-7432

BARGAIN AND SALE DEED

Vol. 195

Page 7761

KNOW ALL MEN BY THESE PRESENTS, That PRAKASH J. PATEL & SHARMISTHA P. PATEL, husband and wife, as to an undivided 1/2 interest and *** hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PJP Enterprise of Oregon, L.L.C., an Oregon Limited Liability Company 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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

***Paresh J. Patel and Bina P. Patel, husband and wife as to an undivided 1/2 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 \$other than money. 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.)

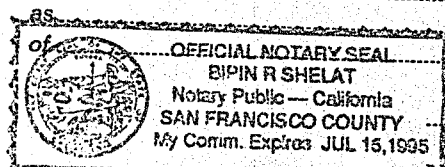
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

STATE OF OREGON, County of Santa Clara

This instrument was acknowledged before me on March 23, 1995, by Prakash J. Patel, Sharmistha P. Patel, Paresh J. Patel, Bina P. Patel. This instrument was acknowledged before me on _____, 19____.



My commission expires 7/15/95

Bipin R. Shelat, Notary Public for Oregon, State of California, 3/23/95

Prakash J. Patel, et al
Box 41160
San Jose, CA 95160

Grantor's Name and Address

PJP Enterprise of Oregon, L.L.C.
Box 41160
San Jose, CA 95160

Grantee's Name and Address

After recording return to (Name, Address, Zip):
PJP Enterprise of Oregon, L.L.C.
Box 41160
San Jose, CA 95160

Until requested otherwise send all tax statements to (Name, Address, Zip):
PJP Enterprise of Oregon, L.L.C.
Box 41160
San Jose, CA 95160

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.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land in the SE1/4 of the NE1/4 of Section 7 and the SW1/4 of the NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 1 inch iron pipe which is South 0 degrees 43' East 11.13 feet on the West Section line of Section 8 from the Northwest corner of the SW1/4 of the NW1/4 of Section 8 also the Easterly right of way of new Highway 97 South; thence South 0 degrees 43' East 67.1 feet to an iron pin; thence South 45 degrees 09' 30" East 346.70 feet to an iron pin which is also the Westerly right of way to the Old Greensprings Drive Highway; thence along said right of way South 44 degrees 50' 30" West 340.0 feet to an iron pin; thence South 56 degrees 29' West 181.3 feet (being the long chord) to a point which is along the new state property right of way; thence North 89 degrees 05' West 135.4 feet along and parallel, to the fence which is State right of way to a point on the Easterly right of way to new Highway 97 South; thence North 3 degrees 13' West 48.0 feet along said right of way to a point; thence North 12 degrees 32' East (long chord on curve) 200.0 feet to a point on the Easterly right of way of new State Highway 97 South; thence North 28 degrees 36' East 344.0 feet along said right of way to a pin with an Oregon State Highway cap on same; thence North 35 degrees 11' East 129.2 feet to the point of beginning which is also South 0 degrees 43' East 11.13 feet from the Northeast corner of the SE1/4 of the NE1/4 of Section 7.

PARCEL 2

A parcel of land located in the Northeast 1/4 of Section 7 and the Northwest 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the section line common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon from which the one-quarter section corner common to said Sections 7 and 8 bears South 0 degrees 09' 37" West 767.92 feet; thence North 45 degrees 57' 52" East 308.00 feet to a point on the Northwesterly right of way line of Greensprings Drive, said point being 44 degrees 17' West 50.00 feet from the centerline of Greensprings Drive at the P. T. of a curve at Station 476+60.94; thence 171.17 feet along a spiraled curve to the left, the long chord of which bears South 41 degrees 20' 40" West 170.78 feet, said curve being 50.00 feet distant from and parallel with a spiraled curve along the centerline of Greensprings Drive having a central angle of 12 degrees 48' and an increase in degree of curve per station "a" of 10; thence 219.10 feet along a circular curve to the left, the long chord of which bears South 17 degrees 32' 34" West 216.48 feet; thence North 83 degrees 36' 13" West 196.39 feet to a point on the Northwesterly right of way line of the old The Dalles-California Highway; thence along said right of way line North 61 degrees 26' 00" East 79.42 feet; thence continuing along said right of way line 96.30 feet along a 924.93 foot radius curve to the left, the long chord of which bears North 58 degrees 27' 12" East 96.26 feet, to a point on the section line common to Sections 7 and 8; thence North 0 degrees 09' 37" East 10.31 feet to the point of beginning with bearings based on Survey No. 4859.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day
of March A.D., 19 95 at 3:34 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 7761

FEE \$35.00

By Bernetha G. Letsch County Clerk