

NA

256

BARGAIN AND SALE DEED

Vol. 1195 Page 13038

KNOW ALL MEN BY THESE PRESENTS, That MAURICE BERCOT AND MILDRED BERCOT, hereinafter called grantor, TRUSTEES OF THE BERCOT FAMILY TRUST

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WESGO COMPANY, A PARTNERSHIP, 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:

A tract of land situated in the SE1/4 SE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 16; thence North 00 degrees 11' 09" East 742.06 feet, along the section line, and North 89 degrees 48' 51" West 275.53 feet to the true point of beginning of this description; thence continuing North 89 degrees 48' 51" West 274.83 feet to the Northeasterly right of way line of Southern Pacific Railroad; thence South 33 degrees 30' 54" East, along said right of way, 53.11 feet; thence North 79 degrees 58' 39" East 249.31 feet to the point of beginning.

*The true and actual consideration for this conveyance is for the purposes of adjusting the boundary line between the Grantor's property and the Grantee's property. Grantee by acceptance of this deed waives any claims against Grantor related to the survey of the property or the establishment of the boundary.

(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 \$ lot line adjustment.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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.

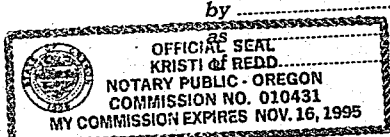
In Witness Whereof, the grantor has executed this instrument this 8th day of March, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

BERCOT FAMILY TRUST

By Maurice E. Bercot, TrusteeBy Mildred Bercot, TrusteeSTATE OF OREGON, County of KlamathThis instrument was acknowledged before me on May 8, 1995, by Maurice E. Bercot & Mildred Bercot

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



Kristi L. Redd
 Notary Public for Oregon
 My commission expires 11/16/95

STATE OF OREGON,

County of _____

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

SPACE RESERVED
 FOR
 RECORDER'S USE

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

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

Wesgo Company
5323 S. 1st St.
Klamath Falls, Oregon 97603
same as above

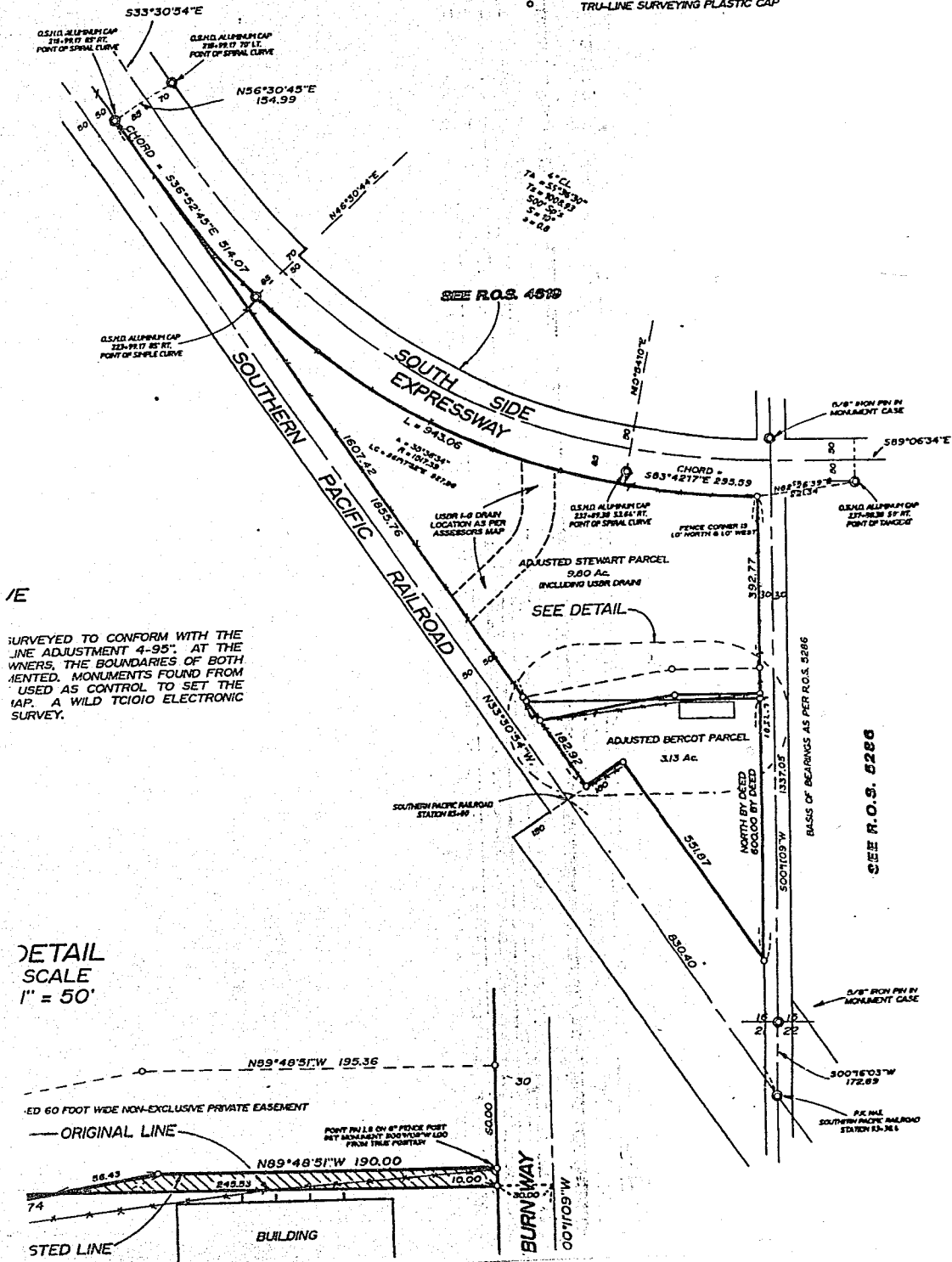
05-18-95P03:02 KLV

PROPERTY LINE ADJUSTMENT 4-95
LOCATED IN THE SE1/4 OF SECTION 16, T39S, R9EWM,
KLAMATH COUNTY, OREGON

13039

LEGEND

- FOUND MONUMENT AS SHOWN
- SET 5/8" x 30" IRON PIN WITH TRU-LINE SURVEYING PLASTIC CAP



1/E

SURVEYED TO CONFORM WITH THE
 LINE ADJUSTMENT 4-95". AT THE
 WHERS, THE BOUNDARIES OF BOTH
 ADJUSTED PARCELS WERE FOUND
 MONUMENTS FOUND FROM
 USED AS CONTROL TO SET THE
 MAP. A WILD TC1010 ELECTRONIC
 SURVEY.

DETAIL
SCALE
1" = 50'

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 18th day
 of May A.D., 19 95 at 3:02 o'clock P M., and duly recorded in Vol. M95,
 of Deeds on Page 13038

FEE \$35.00

By Bernetha G. Letsch County Clerk