

## BARGAIN AND SALE DEED

K-47811

Bruce A. Froemke, hereinafter called Grantor, conveys to Pelican Mobile Manor, Inc., an Oregon Corporation, Grantee, the following described real property in Klamath County, Oregon

See attached Exhibit "A".

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$33,333.33.

This deed is a fulfillment deed for the contract dated November 15, 1969 and recorded January 22, 1982 in Volume M82, Page 935 Records of Klamath County, Oregon.

In Witness Whereof, the grantor has executed this instrument this 27 day of June, 1995.

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

Bruce A. Froemke  
BRUCE A. FROEMKE

PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING  
DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON           )  
                                  ) ss.  
COUNTY OF KLAMATH    )

The foregoing instrument was acknowledged before me this 27 day of June, 1995 by BRUCE A. FROEMKE.



Sandra S. Reginato  
Notary Public for Oregon  
My Commission Expires 03-23-98

## GRANTOR'S NAME AND ADDRESS:

Bruce A. Froemke  
2824 Biehn Street  
Klamath Falls, Oregon 97601

## GRANTEE'S NAME AND ADDRESS

Pelican Mobile Manor, Inc.  
4885 Wocus Road  
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO:

PELICAN MOBILE MANOR  
4885 WOCUS ROAD  
KLAMATH FALLS, OREGON 97601

AFTER RECORDING, RETURN TO:  
Jerry M. Molatore  
426 Main Street  
Klamath Falls, OR 97601

STATE OF OREGON,       )  
                              ) ss.  
COUNTY OF KLAMATH    )

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

BARGAIN AND SALE DEED

## PARCEL TWO

Beginning at a point on the Westerly right of way line of the Old Dalles-California Highway which bears N. 89°42' W. 770.8 feet; thence S. 6°2' W. 343.1 feet from 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along Westerly line of highway S. 6°2' W. 575.3 feet; thence S. 16°26' W. 73.8 feet; thence N. 89°42' W. 475.4 feet; thence along the forty line N. 2°32' E. 643.8 feet; thence S. 89°42' E. 528.4 feet to the place of beginning, being a portion of the NE¼NW¼ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING therefrom that portion lying Westerly of the Oregon State Highway described in Volume 272 on page 92, Deed records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING that portion lying within the boundaries of the Oregon State Highway as described in Volume 135 page 571, Deed Records of Klamath County, Oregon.

Subject to reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

## EXHIBIT "A"

## BARGAIN AND SALE DEED

*Parcel 2*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 30th day of June A.D., 19 95 at 3:29 o'clock P. M.. and duly recorded in Vol. M95 of Deeds on Page 17159.

Bernetha G. Letsch County Clerk

By Annette Mueller

FEE \$40.00