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06-30-95P03:29 RCVD

Vol. MA95 Page 17162

BARGAIN AND SALE DEED

K-47811

Pelican Mobile Manor, Inc., an Oregon Corporation Grantor, conveys to Bruce A. Froemke and Nancy L. Froemke, husband and wife, Grantees, the following described real property in Klamath County, Oregon

See attached exhibit "A"

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$93,000.00.

This deed is a fulfillment deed for an unrecorded contract of sale from Pelican Mobile Manor, Inc., to Bruce A. Froemke and Nancy L. Froemke, husband and wife.

In Witness Whereof, the grantor has executed this instrument this 29th day of June, 1995.

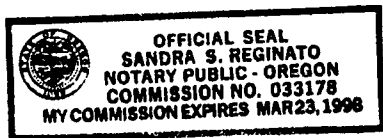
THIS INSTRUMENT WILL NOT ALLOW
USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF
APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE

Pelican Mobile Manor Inc
PELICAN MOBILE MANOR, INC.
By: 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 29th day of June, 1995 by Bruce A. Froemke, as President of Pelican Mobile Manor, Inc.



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

GRANTOR'S NAME AND ADDRESS:

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

GRANTEE'S NAME AND ADDRESS:

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

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

BRUCE A. FROEMKE
2824 BIEHN STREET
KLAMATH FALLS, OREGON 97601

AFTER RECORDING, RETURN TO:
Jerry M. Molatore
426 Main Street

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

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

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 17162.

FEE \$40.00

Bernetha G. Letsch County Clerk

By Ronette Mueller