

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That GREGORY J. DECKER

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey untoSTAR AND ASSOCIATES, INC.,
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:That portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28, Township 34 South, Range 7
East of the Willamette Meridian, in the County of Klamath, State of
Oregon lying Westerly of State Highway 97 and Easterly of a dirt road,
being more particularly described as follows:Beginning at an iron pin on the intersection of the Westerly right of way
of said Highway 97 and the North line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28;
thence North 89°14'34" West, 418.97 feet to a point; thence South 10°27'
East 370.78 feet to a point; thence South 3°40' West 306.25 feet, more
or less, to a point on the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28;
thence South 89°41'56" East 360.13 feet, more or less, along said South
line to an iron pin on the Westerly right of way line of said Highway 97;
thence Northerly along said highway right of way to the point of beginning.EXCEPTING from the above described property that portion conveyed to the
State of Oregon, by and through its Department of Transportation, Highway
Division by Warranty Deed recorded June 26, 1990 in Volume M90 page 12549,
Deed records of Klamath County, Oregon.

(BLUE I, II.)

(Key Numbers R195988, & R196002.)

SUBJECT TO EXISTING LEINS AND ENCUMBRANCES

(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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 91.030.)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 30th day of August, 1995;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.Gregory J. Decker
GREGORY J. DECKER

STATE OF OREGON, County of KLAMATH

) ss.

This instrument was acknowledged before me on August 30, 1995,

by GREGORY J. DECKER

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

by _____,

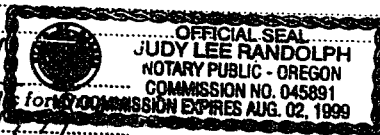
as _____,

of _____,

Judy Lee Randolph

Notary Public for Oregon

My commission expires Aug. 02, 1999



GREGORY J. DECKER

4507 Laverne Ave.

Klamath Falls, OR 97603

Grantor's Name and Address

STAR AND ASSOCIATES, INC.

123 North 4th Street

Klamath Falls, OR 97601

Grantee's Name and Address

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

STAR AND ASSOCIATES, INC.

123 North 4th Street

Klamath Falls, OR 97601

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

STAR AND ASSOCIATES, INC.

123 North 4th Street

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instru-
ment was received for record on the
30th day of Aug, 1995,
at 3:30 o'clock P.M., and recorded
in book/reel/volume No. M95 on
page 23479 or as fee/file/instru-
ment/microfilm/reception No. 5396,
Record of Deeds of said County.Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co Clerk

NAME TITLE

By Deputy

FEE:\$30.00

3000