

BARGAIN AND SALE DEED

Vol. 1795 Page 24738

6048

KNOW ALL MEN BY THESE PRESENTS, That Trustees of the 1978 Hattie Gay Trust, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James G. Clark,

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 the attached Exhibit "A"

(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 \$.....
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 12th day of September, 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.

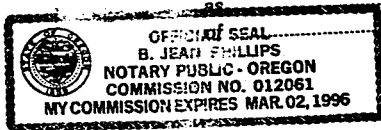
Calvin Gay, Successor Co-Trustee of the 1978 Hattie Gay Trust

Christina Paugh, Successor Co-Trustee of the 1978 Hattie Gay Trust

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Sept. 12, 1995, by Calvin Gay & Christina Paugh, co-trustees.

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



My commission expires 3-2-96

Trustee of the 1978 Hattie Gay Trust
P.O. Box 613
Klamath Falls, Or. 97603

Grantor's Name and Address

James G. Clark
2864 Simas Ave.
Pinole, CA 94564

Grantee's Name and Address

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

James G. Clark
2864 Simas Ave.
Pinole, CA 94564

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

James G. Clark
2864 Simas Ave.
Pinole, CA 94564SPACE 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

09-13-95A11:47 RCVD

24739

EXHIBIT "A"
LEGAL DESCRIPTION

The NE1/4 of the NW1/4 and the W1/2 of the NW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of the SW1/4 of the NW1/4 of Section 34, in Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Section corner common to Sections 33 and 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and Sections 3 and 4, Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence East along the South boundary of above said Section 34 a distance of 117.3 feet to the Westerly right of way boundary of the Southern Pacific Company's Railroad; thence North 32 degrees 18' East along said right of way boundary, a distance of 1165.1 feet to the Northerly boundary of Gordon Street as shown on the official plat of Worden, Oregon, and being the true point of beginning of this description; thence North 57 degrees 42' West along the aforesaid Northerly boundary of Gordon Street a distance of 1013.5 feet; thence North 32 degrees 18' East parallel with the aforesaid railroad right of way boundary, a distance of 1400.0 feet; thence South 57 degrees 42' East parallel with aforesaid Gordon Street, a distance of 1013.5 feet to the aforesaid railroad right of way boundary; thence South 32 degrees 18' West along same a distance of 1400.0 feet, more or less, to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 13th day
of September A.D., 19 95 at 11:47 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 24738.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller