

OK
7240

BARGAIN AND SALE DEED

Vol. 1795 Page 27066

KNOW ALL MEN BY THESE PRESENTS, That

TODD COMMUNICATIONS, INC., an Oregon corporation

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

B & B BROADCASTING, INC., a Delaware corporation

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 ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(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 \$ a portion of sale of business

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 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 1st day of June, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Klamath

ss.

The foregoing instrument was acknowledged before me this 1st day of June, 1990, by

Notary Public for Oregon

(SEAL)

My commission expires:

STATE OF OREGON, County of Klamath

ss.

The foregoing instrument was acknowledged before me this June 1, 1990, by GARY TODD

president, and by

secretary of

TODD COMMUNICATIONS, INC.

a n Oregon

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 11/16/91

(SEAL)

(If executed by a corporation, affix corporate seal)

TODD COMMUNICATIONS, INC., an Oregon corporation

STATE OF OREGON,

ss.

GRANTOR'S NAME AND ADDRESS

B & B BROADCASTING, INC., a Delaware corporation

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

County of

I certify that the within instrument was received for record on the day of 1990, 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

10-06-95P03:13 RCVD

20075

CITY OF BIAZ GMA WASSAS

27067

MTC NO: 23521-K

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the center one-quarter corner, marked by an 5/8 inch iron pin; thence South 00 degrees 02' 26" East, along the North-South center section line, 500.00 feet to a steel fence post; thence leaving said North-South center of Section line, South 70 degrees 00' 00" West 1150.00 feet to an iron axle; thence North 270.00 feet to a 5/8 inch iron pin; thence South 61 degrees 05' 00" West, 272.76 feet to a point on the West line of the East half of the West half of said Section 21; thence along said West line North 00 degrees 04' 26" East, 829.80 feet to its intersection with a fence from the East; thence leaving said West line, North 60 degrees 02' 36" East, 803.03 feet to the point of intersection with said fence; thence along said fence, North 67 degrees 38' 11" East, 251.68 feet to a point; thence continuing along said fence North 70 degrees 18' 03" East, 413.16 feet to its intersection with said center of section line; thence leaving said fence along said center of section line South 00 degrees 02' 26" East, 710.60 feet, to the point of beginning.

TOGETHER WITH an easement for ingress and egress purposes, consisting of the right to use the existing road that provides Northerly access from Reeder Road to the herein described property, as set forth in Easement Agreement, subject to the terms and provisions thereof, dated December 30, 1983 and recorded January 13, 1984 in Volume M84, page 701, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910 02100 00800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 6th day
of October A.D., 19 95 at 3:13 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 27066

Bernetha G. Letsch, County Clerk

By Annette Mueller

FEE \$35.00