

35944

OK
7241BARGAIN AND SALE DEED Vol. mas Page 27068KNOW ALL MEN BY THESE PRESENTS, That 960 Radio Inc., an Oregon Corporation, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey untoTodd Communications Inc., an Oregon 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 THE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED

(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 business① 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). ② (The sentence between the symbols ①, 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 13th day of May, 19 88;
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.)

STATE OF OREGON,

County of _____ } ss.

The foregoing instrument was acknowledged before
me this _____, 19____, by _____

Notary Public for Oregon

(SEAL)

My commission expires:

(ORS 194.570)

STATE OF OREGON, County of Klamath) ss.The foregoing instrument was acknowledged before me this
May 13, 1988, by GARY TODD_____,
president, and by _____,
secretary of 960 Radio Inc., an
Oregon Corporation

an 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)960 Radio Inc., an Oregon Corp.
Rogers, Anderson, Malody & Scott
290 North "D" St., San Bernardino, CA 92401
GRANTOR'S NAME AND ADDRESSTodd Communications Inc., an Oregon Corp.
1020 Pine Street
Klamath Falls, OR 97601
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 USESTATE OF OREGON,) ss.
County of _____I certify that the within instru-
ment 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/tile/instru-
ment/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

830078

ONE HUNDRED AND SEVENTY EIGHT

27069

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 a 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.

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 27068

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller