

10319

BARGAIN AND SALE DEED

VOL. M45 Page 33647

KNOW ALL MEN BY THESE PRESENTS, That CAPITOL INDUSTRIES, INC., A NEVADA CORPORATION

, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TOM C. WEEKS, 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 Legal Description attached hereto and Marked Exhibit "A" and by this reference made a part hereof as though fully set forth herein.....

(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 \$ 32,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 13th day of November, 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.

CAPITOL INDUSTRIES, INC.

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.

BY:

TITLE:

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 14, 1995, by

This instrument was acknowledged before me on November 14, 1995, by

as Debra B. Buehler

as Secretary, Capitol Industries, Inc.



Debra Buehler

Notary Public for Oregon

My commission expires December 19, 1996

Grantor's Name and Address

Grantee's Name and Address

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

Tom C Weeks

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

SPACE RESERVED FOR RECORDER'S USE

Fee \$36.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of November, 1995, at 10 o'clock A.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

95 DEC 11 AM 5:1

A portion of Government Lot 15, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southeasterly right of way line of the County road known as the Depot Road, extending from the City of Malin, Oregon, to the Great Northern Railroad Depot, which point of beginning bears South 89 degrees 59' East 296.4 feet and South 256.9 feet and North 71 degrees 00' East a distance of 308.4 feet from the brass cap monument marking the Northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence South, parallel to the West line of Lot 15 of said Section 16, a distance of 176.31 feet; thence North 89 degrees 34' East a distance of 132.64 feet, more or less to the Southwest corner of that certain parcel of land deeded to Clifford D. King and recorded in Klamath County Deed Records, Volume 151, Page 122, as it is now fenced and occupied; thence North 1 degree 23' 30" West along the fence line marking the Westerly boundary of the King property a distance of 217.8 feet to the Southwesterly line of the said Depot Road; which point is the Northwesterly corner of said King property as fenced and occupied; thence South 71 degrees 00' West a distance of 134.6 feet, more or less, to the point of beginning.

CODE 16 MAP 4112-16DC TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day  
of December A.D., 19 95 at 10:51 o'clock A. M., and duly recorded in Vol. M95,  
of Deeds on Page 33647.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Pauline M. Mullen