

K-48782

After recording, return to:  
Michael C. Arola, Attorney  
Hershner, Hunter, Moulton,  
Andrews & Neill, LLP  
180 East 11th Avenue  
Eugene, Oregon 97401

Until a change is requested,  
mail all tax statements to:

ALICE JOHNSON,  
CORNER MORGAN & STASTNEY RDS.  
MAJIN, OREGON 97632  
Tax Account No. \_\_\_\_\_

**BARGAIN AND SALE DEED**

Johnson Stock Co., an Oregon corporation, Grantor, conveys to Alice Johnson, Grantee, the real property described on the attached Exhibit A.

The true consideration for this conveyance is \$5,000.00.

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

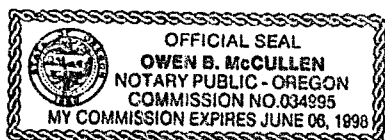
DATED this 19 day of February, 1996.

JOHNSON STOCK CO.

By: Pete Johnson  
Name: Pete Johnson  
Title: (Pres.)

STATE OF OREGON )  
COUNTY OF LANE ) ss.

This instrument was acknowledged before me this 19 day of February, 1996, by PETE JOHNSON as PRESIDENT on behalf of Johnson Stock Co.

**BARGAIN AND SALE DEED**

Owen B. McCullen  
Notary Public for Oregon  
My commission expires: 6-6-98

96 MAR 25 P2:56

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## EXHIBIT A

Beginning at the southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 14; thence northerly along the west line of the Northwest Quarter of the Southeast Quarter of said Section 14, to a point that is 640.00 feet, measured perpendicular to the south line of the Northwest Quarter of the Southeast Quarter of said Section 14; thence easterly, parallel to the south line of the Northwest Quarter of the Southeast Quarter of said Section 14, to a point that is 395.00, feet, measured perpendicular to the west line of the Northwest Quarter of the Southeast Quarter of said Section 14; thence southerly, parallel with the west line of the Northwest Quarter of the Southeast Quarter of said Section 14, 640.00 feet, measured perpendicular to the south line of the Northwest Quarter of the Southeast Quarter of said Section 14, to a point on the south line of the Northwest Quarter of the Southeast Quarter of said Section 14; thence westerly along the south line of the Northwest Quarter of the Southeast Quarter of said Section 14, 395.00 feet, measured perpendicular to the west line of the Northwest Quarter of the Southeast Quarter of said Section 14, to the point of beginning, containing 5.80 acres, more or less.

LESS AND EXCEPTING the following described portion thereof. Beginning at the Southwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 14 and running thence North 200 feet; thence East 180 feet; thence South 200 feet; thence West 180 feet to the point of beginning, all in Section 14, Township 41 South, Range 12 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 25th day  
of March A.D., 19 96 at 2:56 o'clock PM., and duly recorded in Vol. M96  
of Deeds on Page 8153.

Bernetha G. Letsch, County Clerk

By Carmy [Signature]

FEE \$35.00