

96 SEP 12 P3:29

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OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

(Reserved for Recording Purposes)

BARGAIN AND SALE DEED

Account Number C20838 90518	County Tax Account Number R579056 (Contains Other Property)
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The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, does hereby grant, bargain, sell, and convey unto R & B Enterprise, a co-partnership, grantee(s), the following-described real property at 5640 Altamont Dr., Klamath Falls, OR 97603 in Klamath County, State of Oregon, to wit:

A parcel of land lying in Tract 26, ALTAMONT SMALL FARMS, Klamath County, Oregon and being a portion of that property described in that contract of sale to R & B Enterprise, recorded August 8, 1988 in Volume M88, Page 12726 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Southerly of the following described line:

Beginning at a point opposite and 39.84 feet Northerly of Engineer's Station "FR"4+30.60 on the "FR" centerline; thence Easterly in a straight line to a point opposite and 30.94 feet Northerly of Engineer's Station "FR"6+68.84 on said centerline; thence Easterly in a straight line to a point opposite and 35.00 feet Northerly of Engineer's Station "FR"13+30.00 on said centerline; thence Northeasterly in a straight line to a point opposite and 55.00 feet Northerly of Engineer's Station "FR"13+50.00 on said centerline, which centerline is described as follows:

The true and actual consideration for this conveyance is \$8,500.00.

AFTER RECORDING RETURN TO:

DEPARTMENT OF VETERANS' AFFAIRS
700 SUMMER ST NE
SALEM OR 97310

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

R & B ENTERPRISE
5640 ALTAMONT DR
KLAMATH FALLS OR 97603

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BARGAIN AND SALE DEED (Continued)

Account Number C20838 90518	County Tax Account Number R579056 (Contains Other Property)
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LEGAL DESCRIPTION (continued)

Beginning at Engineer's centerline Station "FR"0+00.00, said station being 1793.71 feet North and 1334.33 feet East of the Southwest corner of Section 15, Township 39 South, Range 9 East, W.M.; thence South 88°29'35" East 371.18 feet; thence on a 400.00 foot radius curve right (the long chord of which bears South 79°58'57" East 118.40 feet) 118.83 feet; thence South 71°28'18" East 119.41 feet; thence on a 400.00 foot radius curve left (the long chord of which bears South 79°58'57" East 118.40 feet) 118.83 feet; thence South 88°29'35" East 643.49 feet to Engineer's centerline Station "FR"13+71.74.

Bearings are based upon County Survey No. 3565, filed November 16, 1981 in Klamath County, Oregon.

This parcel of land contains 1.07 acres, more or less.

TO HAVE AND TO HOLD said real property unto said grantee(s), their heirs and assigns forever.

"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."

IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this August 21, 1996. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By [Signature]
R. O. Johnson
Manager, Customer Service

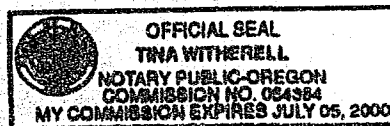
STATE OF OREGON)

County of Marion) ss.

On August 21, 1996

this instrument was acknowledged before me by the above-named R. O. Johnson, who personally appeared, and, being first duly sworn, did say that he is duly authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: Tina Witherell
Notary Public For Oregon



After recording return to Klamath County Public Works

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Department Of Veteran's Affairs the 12th day of September A.D., 19 96 at 3:29 o'clock P.M., and duly recorded in Vol. M96 of Deeds on Page 28789

Bernetha G Letsch, County Clerk,

FEE \$35.00

By [Signature]