

NA

27775

BARGAIN AND SALE DEED

Vol. M96 Page 34762MTC38743DS  
KNOW ALL MEN BY THESE PRESENTS, That

TEMUJIN KIN FIN MAH

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
 STEVE LAI F. MAH  
 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:

An undivided 1/2 interest in and to the following described real property:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF  
 BY THIS REFERENCE.

SUBJECT TO: Trust Deed recorded November 18, 1992 in Volume M92, page 27386,  
 Microfilm Records of Klamath County, Oregon in favor of South Valley State Bank,  
 as Beneficiary; Trust Deed recorded November 18, 1992 in Volume M92, page 27394,  
 Microfilm Records of Klamath County, Oregon in favor of Laurine C. Graham, as  
 Beneficiary; Trust Deed recorded November 18, 1992 in Volume M92, page 27398,  
 Microfilm Records of Klamath County, Oregon in favor of Viets and Viets, Inc.,  
 an Oregon corporation. The above named Grantee has hereby agreed to assume and  
 pay an undivided 1/2 interest of all of the described Trust Deeds.

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(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 \$100,000.00. 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 1st day of November, 1996; 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.

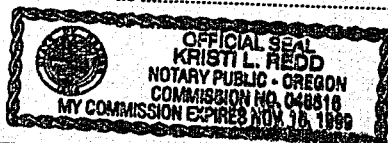
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

TEMUJIN KIN FIN MAH

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on November 4, 1996,  
 by TEMUJIN KIN FIN MAH

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_,  
 as \_\_\_\_\_



Kristin L. Redd  
 Notary Public for Oregon  
 My commission expires 11/16/99

TEMUJIN KIN FIN MAH

Grantor's Name and Address

STEVE LAI F. MAH

836 Michelle Dr.

Mt. Shasta, CA 96067

Grantee's Name and Address

STEVE LAI F. MAH

836 Michelle Dr.

Mt. Shasta, CA 96067

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

STEVE LAI F. MAH

836 Michelle Dr.

Mt. Shasta, CA 96067

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

STEVE LAI F. MAH

836 Michelle Dr.

Mt. Shasta, CA 96067

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument 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/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Tracts 36 and 43 ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which is at the intersection of the Northeasterly boundary of a parcel of land used for road purposes and known as Pershing Way with the Northwesterly boundary of a parcel of land deeded for road purposes and known as Avalon Street and described as Parcel 1 in Deed Volume 229, page 300, Deed Records of Klamath County, Oregon, said point of beginning being South 0 degrees 00 1/2' East 542.44 feet and thence South 55 degrees 50 1/2' East 861.61 feet from the Northwest corner of said Section 3, and which point of beginning is 310 feet measured at right angles from the center line of South Sixth Street; thence North 55 degrees 50 1/2' West along the Northeasterly boundary of Pershing Way 245.22 feet to an iron pin on the Southeasterly corner of that tract of land described in Deed Volume 309 at page 66, Deed Records of Klamath County, Oregon; thence North 0 degrees 00 1/2' West along the Easterly line of said tract of land 168.55 feet to an iron pin; thence South 59 degrees 21 1/2' East at right angles to Avalon Street 330.67 feet to an iron pin on the Northwesterly boundary of Avalon Street; thence South 30 degrees 38 1/2' West along the Northwesterly boundary of Avalon Street 160.04 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day  
of November A.D., 1996 at 11:52 o'clock A. M., and duly recorded in Vol. M96  
of Deeds on Page 34762.

FEE \$35.00

Bernetha G. Letsch County Clerk  
By Kathleen Ross