

NA

27784

MTC 30905K2

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That Four A's Ranch, Inc.

an Oregon corporation

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto James L. Rodgers and Mary Ann Rodgers, husband and wife, tenants by the entirety, as to an undivided one-half interest as tenants in common with Samuel Asadurian and Alice Asadurian, husband and wife, hereinafter called grantees, 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:

SE 1/4, SE 1/4, Section 14, Township 38 S, Range 12
EWM, Klamath County, Oregon

(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 \$ N/A

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 2nd day of August, 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.

Four A's Ranch, Inc., an Oregon corporation

By: Samuel Asadurian, PresidentBy: Samuel Asadurian, Vice-President/Secretary

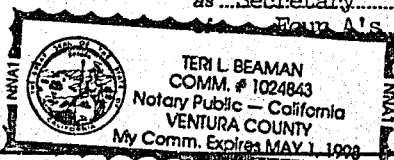
California

STATE OF OREGON, County of Ventura ss.

This instrument was acknowledged before me on August 2, 1996, by Teri L. Beaman

This instrument was acknowledged before me on August 2, 1996, by Carl Asadurian, President, and Samuel Asadurian, Vice-President/Secretary as Secretary

Four A's Ranch, Inc.



Teri L. Beaman
Teri L. Beaman Notary Public for Oregon
My commission expires May 1998

Four A's Ranch, Inc., an Oregon corporation
c/o Brad Aspell, Attorney
122 S. Fifth St., Klamath Falls, OR 97601

Grantor's Name and Address

James L. Rodgers et ux & Asadurian et al
c/o Brad Aspell, Attorney
122 S. Fifth St., Klamath Falls, OR 97601

Grantee's Name and Address

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

Bradford J. Aspell, Attorney at Law
122 S. Fifth St.
Klamath Falls, OR 97601

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

James L. Rodgers et ux & Asadurian et al
c/o Bradford J. Aspell, Attorney
122 S. Fifth St., Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of November, 1996, at 2:39 o'clock P.M., and recorded in book/roll/volume No. M96 on page 34785 or as fee/file/instrument/microfilm/reception No. 27784, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross Deputy