

NTC 13960042

NA

31930

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That John K. Aspell & Catherine Aspell, Trustees of The Aspell Family Trust, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Hainsville Cattle Company, a co-partnership consisting of Louis & Marien Randall, husband & wife and Deborah R. Kness 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:

Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon the following: Section 31, NE 1/4 NW 1/4 and SE 1/4 NW 1/4.

** This intent of this Bargain & Sale Deed is to release all right, title and interest of John K. Aspell & Catherine Aspell, Trustees of The Aspell Family Trust, as they are no longer partners of Hainsville Cattle Company, a co-partnership.

(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 \$** See above.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 22 day of January, 1997.

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.

The Aspell Family Trust

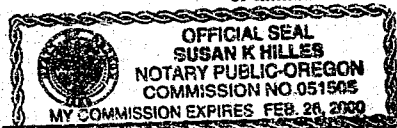
by: John K. Aspell, Trustee

by: Catherine Aspell, Trustee

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on January 22, 1997, by John K Aspell and Catherine Aspell

This instrument was acknowledged before me on January 22, 1997, by John K Aspell and Catherine Aspell as Trustee's of The Aspell Family Trust



Susan K. Hillis
Notary Public for Oregon
My commission expires 2-26-2000

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of January, 1997, at 11:20 o'clock A.M., and recorded in book/reel/volume No. M97 on page 2494 or as fee/file/instrument/microfilm/reception No. 31930, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By: Kathleen Rose Deputy

Fee: \$30.00

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

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

Circle Five Ranch
45850 Gerber Rd.
Bonanza, OR 97623

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

Circle Five Ranch
45850 Gerber Rd.
Bonanza, OR 97623

91 JAN 28 AM 10:20