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36919

BARGAIN AND SALE DEED - STATUTORY FORM
INDIVIDUAL GRANTORVOL. 997 Page 12215 3
MTC 40774-KR

Paul T. Manza, P.O. Box 389, Goshen, NY 10524

conveys to K.F. Trade Center, L.L.C., an Oregon Limited Liability Company, 1805 Avalon Way, Klamath Falls, Oregon 97603, Grantor, Grantee, the following real property situated in

County, Oregon, to-wit: Being an undivided 5% fee interest as tenants in common in a certain property described in Exhibit "A" attached hereto.

APR 30 P 3:48
APR 30
APR 30
APR 30

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS §3.330) However, the actual consideration consists of or includes other property given or promised which is the whole consideration being an exchange of like property.

Dated this 31st day of December, 1996.

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 THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUIT AGAINST PASTING OR FOREST PRACTICES AS DEFINED IN ORS 30.320.

STATE OF OREGON, County of ORANGE) ss.

This instrument was acknowledged before me on December 31, 1996,
by PAUL T. MANZADIANNE V. SANTOIANI
Notary Public, State of New York
No. 4895864Qualified in Orange County
Commission Expires Dec. 15, 1998Notary Public for Oregon
New York

My commission expires 12/15/98

BARGAIN AND SALE DEED	
Paul T. Manza	
K.F. Trade Center, L.L.C. GRANTOR	
GRANTEE	
MAILING ADDRESS ZIP	
After recording return to: PAUL T. MANZA	
P.O. Box 389 Goshen, NY 10524	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address: P.O. Box 389, Goshen, NY 10524	
NAME, ADDRESS, ZIP	

SPACE PROVIDED
FOR
RECORDED USE

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock A.M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/recption No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____
TITLE _____
By _____ Deputy _____

HD

PARCEL 1

All that portion of Tracts 32, 33A and 36, ENTERPRISE TRACTS, situated in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe on the South line of said Tract 32, said point being North 89 degrees 10' 45" West, a distance of 281.8 feet from the Southeast corner of said Tract 32 (this same reference is described as being West a distance of 281.7 feet by previous records), said beginning point also being on the Northwesternly line of Austin Street as deeded to Klamath County by Deed Volume 229, page 300, Deed Records of Klamath County, Oregon; thence North 34 degrees 07' 30" East at right angles to South Sixth Street and along the Northwesternly line of Austin Street a distance of 183.08 feet to an iron pin on a point on a line that is parallel to and 180 feet distant at right angles from the East line of said Tract 32; thence North 0 degrees 20' 45" East along said parallel line and along the Westerly line of Austin Street a distance of 722.70 feet to an iron pin that is South 0 degrees 20' 45" West a distance of 400.02 feet from the iron pin marking the Southerly line of Shasta Way; thence North 89 degrees 39' 15" West a distance of 629.67 feet to an iron pin on the Southeasterly line of Avalon Street; thence South 30 degrees 37' 00" West along the Southeasterly line of Avalon Street a distance of 667.53 feet to an iron pin on the most Northerly corner of a tract described as Parcel 3 in Deed Volume 236, page 96, Deed Records of Klamath County, Oregon; thence South 59 degrees 23' 00" East along the Northeasterly line of said tract a distance of 149.94 feet to an iron pin; thence South 30 degrees 37' 00" West along the Southeasterly line of said tract a distance of 59.20 feet to an iron pin on the Northeasterly line of Pershing Way; thence South 55 degrees 52' 30" East along the Northeasterly line of Pershing Way a distance of 485.15 feet to an iron pipe on the Southerly projection of the line between Tracts 32 and 36, Enterprise Tracts; thence North 0 degrees 14' 30" West along said projected line a distance of 98.97 feet to an iron pipe on the Southwest corner of said Tract 32; thence South 89 degrees 30' 45" East along the Southerly line of said Tract 32 a distance of 362.50 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 3, said point being marked by a cased iron pin; thence South 0 degrees 00' 30" East along the Westerly line of said Section 3 a distance of 826.80 feet to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the centerline of the Klamath Falls-Lakeview Highway, also known as South Sixth Street, as the same is now located and constructed; thence South 55 degrees 52' 30" East, along said parallel line a distance of 1682.84 feet to an iron pin on the Northwesternly line of Austin Street; thence North 34 degrees 07' 30" East along said line a distance of 235.00 feet to an iron pin on the Northeasterly line of Pershing Way, said point being the True Point of Beginning of this description; thence North 34 degrees 07' 30" East along the Northwesternly line of Austin Street a distance of 282.50 feet to an iron pipe on the Southerly line of Tract 32, Enterprise Tracts, said point being North 89 degrees 30' 45" West a distance of 281.8 feet from the Southeast corner of said Tract 32 (this same reference is described as being West a distance of 281.7 feet by previous records), said point being on the Northwesternly line of that tract deeded to Klamath County by Deed Volume 229, page 300, Deed Records of Klamath County, Oregon; thence North 89 degrees 30' 45" West along the Southerly line of said Tract 32, a distance of 362.50 feet to an iron pipe on the Southwest corner of said Tract 32; thence South 0 degrees 14' 30" East along the Southerly projection of the line between Tracts 32 and 36, Enterprise Tracts, a distance of 98.97 feet to an iron pipe on the Northeasterly line of Pershing Way; thence South 55 degrees 52' 30" East along said line a distance of 245.93 feet to the True Point of Beginning of this description.

PARCEL 3

Beginning at the iron pipe marking the Southeast corner of Enterprise Tract 32 in Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence West along the South line of Tract 32 a distance of 209.57 feet, more or less, to an iron pipe marking the Easterly line of Austin Street; thence North 34 degrees 07 1/2' East along the Easterly line of Austin Street Northeasterly at right angles to the center line of South Sixth Street a distance of 161.08 feet, more or less, to an iron rod which lies on a line which is parallel to and 120 feet Westerly at right angles from the East line of Tract 32; thence North along said parallel line and the East line of Austin Street 391.3 feet, to the true point of beginning, said point of beginning being 823.0 feet South of the North line of Section 3; thence North along said parallel line and the East line of Austin Street 500.0 feet, more or less, to a point which marks the Southwest corner of a parcel of land conveyed by Swan Lake Moulding Company to William L. Wales, Jr.; thence leaving the Easterly boundary of Austin Street Easterly parallel to and 323 feet distant at right angles from the North line of Section 3, a distance of 120 feet to an iron rod marking the Southeast corner of said Wales parcel, on the East line of Tract 32; thence South along the East line of Tract 32, 500.0 feet to a point, said point being 823.0 feet South of the North line of Section 3; thence West on a line parallel to the North line of Section 3, a distance of 120 feet to the point of beginning.

PARCEL 4

The Westerly 178.1 feet of Lot 3 in Block 1, HOMEACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

INDIVIDUAL ACKNOWLEDGEMENT

13215

State of New York } ss.
 County of ORANGE

DIANNE V. SANTOIANNI
 Notary Public, State of New York
 No. 4866864
 Qualified in Orange County 28
 Commission Expires Dec. 15, 1996

On this the 31st day of December 1996

Before me, Dianne V. Santoianni
Notary Public

the undersigned Notary Public, personally appeared

PAUL T. MANZA

Name of Signer(s)

- personally known to me
 proved to me on the basis of satisfactory evidence

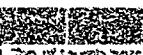
to be the person(s) whose name(s) is/are subscribed
 to the within instrument, and acknowledged that
 he/she/they executed it.

WITNESS my hand and official seal.

Dianne V. Santoianni
Notary Public

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.



Description of Attached Document

Title or Type of Document: BARGAIN AND SALE DEED - PAUL T. MANZA to K.E. TRADE CENTER, LLC.

Document Date: Dec. 31, 1996 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

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Prod. No. S-176

Reorder: 021-101-Free 1-800-378-0117

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RECORDED TITLE RECORDS

26

PPR-29-1997

14:36

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
 of April, A.D. 1997 at 3:48 o'clock P.M., and duly recorded in Vol. M97
 of Deeds on Page 13215

Bernetha G. Letsch, County Clerk

by Dianne V. Santoianni

FEE \$40.00