

NA 36919 BARGAIN AND SALE DEED - STATUTORY FORM Page 12215  
INDIVIDUAL GRANTOR MTC 40174-KR

Paul T. Manza, PO Box 389, Goshen, NY 10924, Grantor,

conveys to K.F. Trade Center, L.L.C., an Oregon Limited Liability Company,  
1805 Avalon Way, Klamath Falls, Oregon 97603

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.

27 APR 30 P 3:48

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)  
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 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 30.020.

STATE OF OREGON, County of ORANGE

This instrument was acknowledged before me on December 31, 1996,

by PAUL T. MANZA

DIANNE V. SANTOIANNI  
Notary Public, State of New York  
No. 4885864  
Qualified in Orange County  
Commission Expires Dec. 15, 1998

Notary Public for Oregon  
My commission expires 12/15/98 NEW YORK

BARGAIN AND SALE DEED

Paul T. Manza  
K.F. Trade Center, L.L.C.

GRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP  
After recording return to:  
Paul T. Manza

PO Box 389  
Goshen, NY 10924

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements  
shall be sent to the following address:  
PO Box 389, Goshen, NY 10924

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
NOTARARY'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instru-  
ment was received for record on the  
day of 19  
at o'clock M., and recorded  
in book/roll/volume No. on  
page of as fee/file/instru-  
ment/microfilm/recapition No.  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME TITLE

By Deputy

40

## 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 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 beginning point also being on the Northwestern line of Austin Street as decreed 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 Northwestern 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 Southeastly line of Avalon Street; thence South 30 degrees 37' 00" West along the Southeastly 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 256, page 96, Deed Records of Klamath County, Oregon; thence South 59 degrees 23' 00" East along the Northeastly line of said tract a distance of 149.94 feet to an iron pin; thence South 30 degrees 37' 00" West along the Southeastly line of said tract a distance of 59.20 feet to an iron pin on the Northeastly line of Pershing Way; thence South 55 degrees 52' 30" East along the Northeastly 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 Northeastly 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 Northwestern 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 Northeastly line of Pershing Way, said point being the True Point of Beginning of this description; thence North 34 degrees 07' 30" East along the Northwestern 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 Northwestern line of that tract decreed 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 Northeastly 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 Northeastly 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 ACKNOWLEDGMENT**

13217

State of New York  
County of ORANGE } ss.

On this the 31<sup>st</sup> day of December 1996

before me, Dianne V. Santoianni

Name of Notary Public

the undersigned Notary Public, personally appeared

PAUL T. MANZA

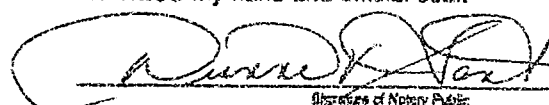
Name of Signer(s)

☒ 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, State of New York  
No. 4865854  
Qualified in Orange County  
Commission Expires Dec. 15, 1998

  
Signature of Notary Public

**OPTIONAL**

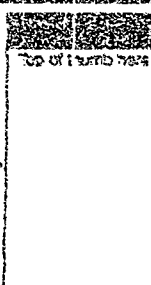
Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: BARGAIN AND Sale Deed - Paul T. Manza to K.F. Trade Center, L.L.C.

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

Signer(s) Other Than Named Above: NONE



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Print. No. 5176

Revised: Oct. 1995 From 1-800-875-6417

20/20 P 0290 892 145 3

AMERITITLE KFFALS

SPR-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., 19 97 at 3:48 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 13215

FEES \$40.00

Bernatha G. Lejch, County Clerk

by Kathleen Rasmussen