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36924

BARGAIN AND SALE DEED - STATUTORY FORM
CORPORATE GRANTOR

Vol. 1197 Page 13227

Dhillion Investment Corporation

a corporation duly organized and existing under the laws of the State of Oregon, Grantor,
conveys to J. Gardner & J. Gardner, Co., an Oregon Corporation

, Grantee, the following described real property situated in Klamath County,
Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$185,000.00 plus other good and valuable consideration

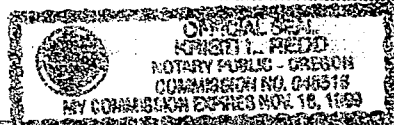
Done by order of the grantor's board of directors with its corporate seal, if any, affixed on _____, 19____

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 30.030.

Dhillion Investment Corporation
By Atit Dhillion, President
By Jaewinder Dhillion, Secretary

STATE OF OREGON, County of Klamath, ss. April 30, 1997.

This instrument was acknowledged before me on _____
by Atit Dhillion
as Dhillion Investment Corporation
of Dhillion Investment Corporation, an Oregon Corporation



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

BARGAIN AND SALE DEED

Dhillion Investment Co.
J. Gardner & J. Gardner, Co.
Rt. 1 Box 1064 Easy Street
Lopez, WA 98261

After recording return to:

J. Gardner & J. Gardner, Co.
Rt. 1 Box 1064 Easy Street
Lopez, WA 98261
8383 NE Sandy Blvd
Portland, OR 97230

Until a change is requested, all tax statements
shall be sent to the following address:

J. Gardner & J. Gardner, Co.
Rt. 1 Box 1064 Easy Street
Lopez, WA 98261
8383 NE Sandy Blvd
Portland, OR 97230

SPACE RESERVED
FOR
MICROFILM'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/roll/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"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the NW1SW1 of Section 7, Township 38 S. R. 9 E.W.M. Klamath County, Oregon, being more particularly described as follows:

Beginning at the W1 corner of said Section 7; thence S. 89°49' E. 799.00 feet to the Westerly right of way line of Highway 97 (Dallas-California Hwy); thence S. 11°36' E. along said right of way line 506.29 feet; thence S. 78°24' W. 99.36 feet to the True Point of Beginning of this description; thence continuing S. 78°24' W. 285.05 feet; thence S. 07°55'20" E. 272.69 feet; thence S. 85°03'50" W. 92.90 feet; thence S. 00°06'00" E. 37.00 feet; thence S. 69°30'10" E. 475.00 feet (S. 69°29' E. 474.8 feet by recorded Survey No. 2148, as recorded in the office of the Klamath County surveyor); thence N. 11°36' W. 87.00 feet; thence N. 78°24' E. 73.15 feet; thence N. 11°36' W. 13.00 feet; thence N. 78°24' E. 27.00 feet to the Westerly right of way line of said Highway; thence N. 11°36' W. along said right of way line, 132.35 feet; thence S. 85°27'15" W. 92.51 feet; thence N. 11°54'47" W. 74.84 feet; thence N. 74°21'03" E. 45.98 feet; thence N. 11°30'13" W. 57.41 feet to the Southerly edge of a concrete sidewalk; thence along the southerly and westerly edge of said sidewalk, S. 78°16'22" W. 43.47 feet and N. 16°40'10" W. 125.02 feet; thence N. 73°19'50" E. 5.50 feet; thence N. 15°40'10" W. 46.06 feet to the True Point of Beginning; containing 3.69 acres, more or less, with bearings based on said recorded Survey No. 2148.

Subject to the following:

1. Contract of Sale, including the terms and provisions thereof, as disclosed by Memorandum of Contract of Sale, between Mehmet Ahmet and Donna Ahmet, as sellers, and Harry L. Bonome and Dolores M. Bonome, as buyers, dated May 15, 1978 and recorded May 16, 1978, in Volume M-78 on page 10145, Deed Records of Klamath County, Oregon.

By Assignment for Security Purposes, recorded April 4, 1980, in Volume M-80 on page 6284, Deed Records of Klamath County, Oregon, Mehmet Ahmet and Donna Ahmet assigned their interest in above mentioned Contract to Enver Bozgoz, Conservator of the Estate of Shirlene Ann Norwest.

2. Contract of Sale, including the terms and provisions thereof, as disclosed by Memorandum of Contract of Sale, between Harry L. Bonome and Dolores M. Bonome, as sellers, to J. Gardner Co., dated January 1, 1990, in Volume M-90 on page 3055, Deed Records of Klamath County, Oregon.

By Assignment dated June 7, 1993, recorded June 9, 1993, in Volume M-93 on page 13309, Deed Records of Klamath County, Oregon, the Vendor's interest was assigned to Dhillon Investment Corporation, an Oregon Corporation and personally as Ajit Dhillon and Jaswinder Dhillon.

3. All those encumbrances as apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 20th day of April A.D. 19 97 at 3:49 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 13227.

FEE \$35.00

Bernetha G. Letsch, County Clerk
by [Signature]