

42920

BARGAIN AND SALE DEED

97 JUL -6 A9:55

Douglas Carpa, trustee of the Juanita and Associate Trust, trustee of the Hall Holding Trust, Juniper Holding Trust, Mountain Holding Trust, Orchard Holding Trust, Park Holding Trust, River Holding Trust, Start Holding Trust, and Viewpoint Holding Trust; I. F. RODGERS and RAD R. RODGERS, beneficiaries of The Quarter Circle Ranch Management Trust; Douglas Carpa, trustee of American Common Trust, trustee of The Quarter Circle Ranch Management Trust; and Enrique Almodovar, trustee of Contract Administrators Trust, settlor of The Quarter Circle Ranch Management Trust, beneficiary of the Hall Holding Trust, Juniper Holding Trust, Mountain Holding Trust, Orchard Holding Trust, Park Holding Trust, River Holding Trust, Start Holding Trust, and Viewpoint Holding Trust; and Robert L. Talbot, trustee of the American Liberator Trust, settlor of the Hall Holding Trust, Juniper Holding Trust, Mountain Holding Trust, Orchard Holding Trust, Park Holding Trust, River Holding Trust, Start Holding Trust, and Viewpoint Holding Trust; hereinafter called GRANTORS, do hereby grant, bargain, convey and release unto I. F. RODGERS & SONS, GRANTEE, its successors and assigns, the real property described in the attached Exhibit A, together with the improvements situated thereon, and also the estate therein which the Trustees have or have power to convey or dispose of as Trustees in the aforementioned trusts, if any, to have and to hold the same unto the said GRANTEE and GRANTEE's successors and assigns forever.

This conveyance is subject to all existing encumbrances including zoning ordinances, easements, conditions, and restrictions of record and is made without any warranties or representations whatsoever.

This deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to said property to GRANTEE and not as a mortgage, trust deed, or security device of any kind and that possession of said premises is hereby surrendered to GRANTEE, and that in executing this deed the GRANTORS are not acting under any misapprehension as to the effect hereof nor under any duress, undue influence or misrepresentation by the GRANTEE or its agents, partners, or attorneys.

True consideration for this conveyance is \$0.00.

It is understood by the GRANTORS and GRANTEE that this conveyance is intended to restore to GRANTEE its interest in the subject real property transferred to the trusts named above for no consideration.

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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.

DATED this 24 day of June, 1997.

Douglas Carpa  
Douglas Carpa, Trustee

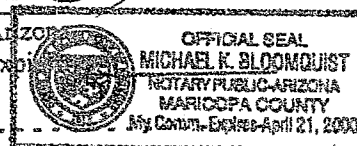
STATE OF ARIZONA )

) ss.

County of Maricopa )

SUBSCRIBED AND SWORN TO before me this 23<sup>rd</sup> day of June, 1997 by Douglas Carpa, Trustee.

Notary Public of Arizona  
My Commission Expires



I. F. Rodgers

I. F. Rodgers

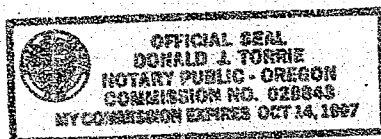
Rad R. Rodgers  
Rad R. Rodgers

STATE OF OREGON )

) ss.

County of Klamath )

SUBSCRIBED AND SWORN TO before me this 21 JULY day of June, 1997 by I. F. Rodgers and Rad R. Rodgers.



Donald J. Torrie  
Notary Public of Oregon  
My Commission Expires: 10-14-97

\_\_\_\_\_  
Enrique Almodovar

STATE OF ARIZONA                    )  
  ) ss.  
County of Maricopa                    )

SUBSCRIBED AND SWORN TO before me this \_\_\_\_ day of June, 1997 by Enrique Almodovar.

\_\_\_\_\_  
Notary Public for Arizona  
My Commission Expires: \_\_\_\_\_

STATE OF ARIZONA                    )  
  ) ss.  
County of Maricopa                    )

SUBSCRIBED AND SWORN TO before me this 23<sup>rd</sup> day of June, 1997 by Douglas Carpa.

\_\_\_\_\_  
Douglas Carpa  
Trustee

\_\_\_\_\_  
Notary Public for Arizona      OFFICIAL SEAL  
My Commission      MICHAEL K. BLOOMQUIST  
NOTARY PUBLIC - ARIZONA  
MARICOPA COUNTY  
My Comm. Expires April 21, 2000

STATE OF ARIZONA                    )  
  ) ss.  
County of Maricopa                    )

SUBSCRIBED AND SWORN TO before me this 15<sup>th</sup> day of June, 1997 by Robert L. Talbot.

~~L. Talbot~~  
Willigues

\_\_\_\_\_  
Notary Public for Arizona  
My Commission Expires: \_\_\_\_\_

PAGE 3 OF 3 - BARGAIN AND SALE DEED

\_\_\_\_\_  
Robert L. Talbot

\_\_\_\_\_  
Jeffrey Willigues

15<sup>th</sup>      July      Jeffrey

\_\_\_\_\_  
Notary Public for Arizona      OFFICIAL SEAL  
My Commission      MICHAEL K. BLOOMQUIST  
NOTARY PUBLIC - ARIZONA  
MARICOPA COUNTY  
My Comm. Expires April 21, 2000

G. Hall

25593

27331  
25876

ADDENDUM "A"

The West-1/2 SW-1/4 of Section 34, Township 39, Township 39 South, Range 11-1/2 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion deeded to the Poe Valley Community Club by deed recorded December 6, 1924, in Deed Volume 66 at page 376.

This description includes all or parts of Land Patent # 1503, certified and on record with the The Bureau of Land Management in Portland, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of I. Rodgers & Sons the 6th day  
of August A.D., 1997 at 9:55 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 25590.

FEE \$45.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross

Return: I. Rodgers & Sons  
20909 S. Poe Valley Rd  
Klamath Falls, OR 97603