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BARGAIN AND SALE DEED

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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 23<sup>rd</sup> day of June, 1997.

Douglas Carpa, Trustee  
Douglas Carpa, Trustee

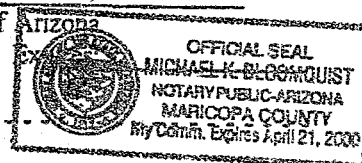
STATE OF ARIZONA )

) 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



I. F. Rodgers  
I. F. Rodgers

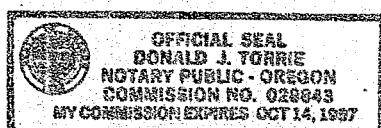
Rad R. Rodgers  
Rad R. Rodgers

STATE OF OREGON )

) ss.

County of Klamath )

SUBSCRIBED AND SWORN TO before me this 21 <sup>JULY</sup> 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 )

County of Maricopa )

) ss.

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

Notary Public for Arizona

My Commission Expires: \_\_\_\_\_

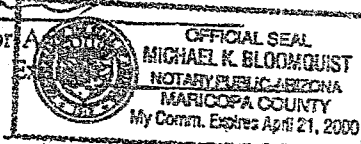
STATE OF ARIZONA )

County of Maricopa )

) ss.

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

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



STATE OF ARIZONA )

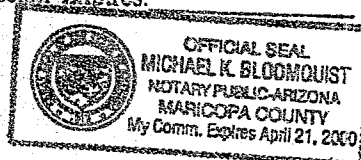
County of Maricopa )

) ss.

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

Notary Public for Arizona

My Commission Expires: \_\_\_\_\_



2005

25597

27332  
25877

ADDENDUM "A"

Lots 16 and 17 in Section 3, Township 40 South, Range 11 East of the Willamette Meridian.

Lots 15 and 18 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, except that portion conveyed to the United States of America by deed dated July 2, 1912, recorded July 6, 1912, in Volume 37 at page 416, Deed Records of Klamath County, Oregon.

The North half of the Southwest quarter, and the Southeast quarter of Section 3, Township 40 South, Range 11 East of the Willamette Meridian.

The Northeast quarter of the Southeast quarter of Section 4, Township 40 South, Range 11 East of the Willamette Meridian.

The East half of the Northeast quarter of Section 10, Township 40 South, Range 11 East of the Willamette Meridian.

A portion of Lots 19 and 20, Section 3, Township 40 South, Range 11, East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South line of Lot 19, Sec. 3, Twp. 40 S., R. 11, East of the Willamette Meridian, which is 505 feet West, more or less, from the Southeast corner of said Lot 19 and in the center of the irrigation ditch which intersect said South line of said Lot 19; thence continuing West along the South line of said Lot 19 a distance of 1492 feet; thence North parallel to the East line of said Lot 19 to the center of irrigation ditch; thence following the center line of said irrigation ditch in a Northeasterly and Southerly direction to the point of beginning.

This description includes all or parts of Land Patents #1106, 1038, 1001531, 304, 632754, certified and on record with The Bureau of Land Management in Portland.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of I. Rodgers & Sons the 6th day  
of August A.D., 19 97 at 9:55 o'clock A. M., and duly recorded in Vol. 497  
of Deeds on Page 25594

FEE \$45.00

By Bernetha G. Leisch County Clerk  
Ratallan Ross

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