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43297

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Vol. M97 Page 26120

Costantino's & Hecker's

P.O. Box 706

Grants Pass, Or 97528

Grantor's Name and Address

Wonderland, L.L.C.

P.O. Box 706

Grants Pass, Or 97528

Grantor's Name and Address

After recording, return to (Name, Address, Zip):

Rogue River Mortgage

P.O. Box 706

Grants Pass, Or 97528

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Wonderland, L.L.C.

PO Box 706

Grants Pass, OR 97528

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

K-50160 LL

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of August, 1997, at 11:25 o'clock A.M., and recorded in book/reel/volume No. M97 on page 26120 and/or as fee/file/instrument/microfilm/reception No. 43297-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Anthony L. Costantino, Joanne M. Costantino, Anthony L. Hecker and Janice S. Hecker

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Wonderland, L.L.C.

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3, which said point is also the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3; thence, West along the one-sixteenth line lying between the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3 a distance of 350 feet, more or less, to an iron pin set on concrete which is a corner of the tract of land conveyed to C. T. Darley by Deed recorded in Volume 342 page 209 of Klamath County Oregon Deed Records, and which is also the Northeast corner of the tract of land conveyed to John L. Gross et ux., by Deed recorded in Volume M66 page 10168 of Klamath County, Oregon Deed Records, and which said point is the true point of beginning of this description; thence, continuing West along said one-sixteenth line a distance of 75 feet, more or less, to the Northwest corner of said Gross Tract; thence, North 2°17' East a distance of 159 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence, Easterly on the center line of said County Road to a point which is located North 2°17' East a distance of 148 feet, more or less, from the true point of beginning of this description; thence, South 2°17' West a distance of 148 feet, more or less, to the true point of beginning of this description.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None. © However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. © (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1st day of August, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.930.

Anthony L. Costantino
Joanne M. Costantino
Anthony L. Hecker
Janice S. Hecker

STATE OF OREGON, County of Josephine ss.

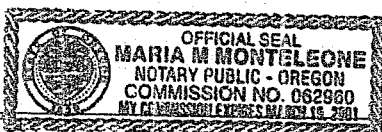
This instrument was acknowledged before me on August 1, 1997, by Anthony L. Costantino, Joanne M. Costantino, Anthony L. Hecker &

Janice S. Hecker

by

as

of



Maria M. Monteleone
Notary Public for Oregon

My commission expires 3/19/01