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'97 NOV 25 AM 1:06 Vol. M97 Page 38536

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/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

MTC 42993-KA

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RODNEY E. PFEIFFER AND MELVIN HAAS

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ACE TOWING, INC., AN OREGON CORPORATION

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:

SEE EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ other than money. 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 21 day of November, 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.

Rodney E. Pfeiffer
RODNEY E. PFEIFFER
Melvin Haas
MELVIN HAAS

STATE OF OREGON, County of KLAMATH

) ss.

This instrument was acknowledged before me on NOVEMBER 21, 1997, by RODNEY E. PFEIFFER AND MELVIN HAAS

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____.

OFFICIAL SEAL
KIMBERLY A. REVER
NOTARY PUBLIC-OREGON
COMMISSION NO. 051915
MY COMMISSION EXPIRES MAY 25, 2000

Kimberly A. Rever
Notary Public for Oregon
My commission expires 5/25/2000

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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Government Lot 26, Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South a distance of 644 feet and West a distance of 201 feet from the Northeast corner of said Government Lot 26, said beginning point being on the North boundary of a farm access lane; thence North a distance of 150 feet to an iron pin; thence West a distance of 203.5 feet to an iron pin on the Easterly boundary of the County Road; thence South 25 degrees 55' East along the Easterly boundary of the County Road a distance of 168 feet to an iron pin on the North boundary of a farm access lane; thence North 89 degrees 31' East along the North boundary of a farm access lane a distance of 130 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 25th day
of November A.D., 19 97 at 11:06 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 38536

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross