

50970

MTC 42549-MG
BARGAIN AND SALE DEEDVol. m97 Page 42679

KNOW ALL MEN BY THESE PRESENTS, that Daniel George Chin and Deloris Diane Chin, Trustees Under the Chin Family Trust Dated April 22, 1996, Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey to Basin Fertilizer & Chemical, Grantee, and onto grantee's heirs, successors and assigns all the following described real property situated in the County of Klamath, State of Oregon:

SEE EXHIBIT A ATTACHED HERETO

The true and actual consideration for this conveyance is ~~\$2,000~~ ^{6,300.00 DGC}. However, the actual consideration consists of or includes other property or value given or promised, which is part of the whole consideration.

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.

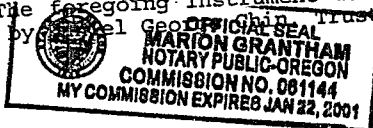
Dated this 31 day of December, 1997.

Daniel George Chin
Daniel George Chin, Trustee Under
the Chin Family Living Trust

Deloris Diane Chin
Deloris Diane Chin, Trustee Under
the Chin Family Living Trust

STATE OF OREGON)
) ss.
County of)

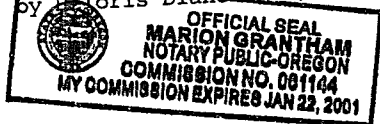
The foregoing instrument was acknowledged before me this 31 day of December 1997, by Daniel George Chin, Trustee Under the Chin Family Living Trust



Marion Grantham
Notary Public for Oregon
My commission expires: 1/22/01

STATE OF OREGON)
) ss.
County of klamath)

The foregoing instrument was acknowledged before me this 31 day of December 1997, by Deloris Diane Chin, Trustee Under the Chin Family Living Trust



Marion Grantham
Notary Public for Oregon
My commission expires: 1/22/01

AFTER RECORDING,
RETURN TO:

Basin Fertilizer & Chemical
PO Box X
Merrill, OR 97633

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

Same

p:\bf\basin.bsd

97 DEC 31 P3:28

Property Description
Existing Drain No. 8 Right of Way and Portion Between Existing
Drain No. 8 Right of Way and Proposed Drain No. 8 Right of Way

42680

A parcel of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the Southerly right of way line of Southern Pacific Railroad; thence Westerly along said right of way line to the Easterly right of way line of U.S.B.R Drain No. 8; thence continuing Westerly along said Southern Pacific Railroad right of way line 55.0 feet; thence Southerly parallel to the East line of said Section 7 to the South line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 7; thence Easterly along said South line to the point of beginning;

EXCEPTING THEREFROM that portion of the above described parcel lying within the right of way of Malone Road;

ALSO EXCEPTING THEREFROM a strip of land 55 feet in width, being 27.5 feet on either side of the following described centerline: Commencing at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the Southerly right of way line of Southern Pacific Railroad; thence Westerly along said right of way line to the Easterly right of way line of U.S.B.R Drain No. 8; thence continuing Westerly along said Southern Pacific Railroad right of way line 27.5 feet to the true point of beginning of this description; thence Southerly parallel to the East line of said Section 7 to a point 27.5 feet north of the South line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 7; thence Easterly 27.5 feet distant from and parallel to said South line to the West right of way line of Malone Road;

ALSO EXCEPTING THEREFROM that portion of the East 46 feet of the South 105 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 7 lying outside of the right of way of Malone Road;

ALSO EXCEPTING THEREFROM the following described parcel: Beginning at a point where the southerly right of way line of the Southern Pacific and the center line of the County Road intersect, which point is 416.7 feet north along the section line from the quarter section corner common to sections 7 and 8, Township 41 South of Range 11 East of the Willamette Meridian, and running thence: South along the center line of the County Road a distance of 200 feet to a point; thence in a Westerly direction parallel to the Southerly right of way line of the Southern Pacific Railroad a distance of 218 feet to a point; thence in a Northerly direction parallel to the east Section line of said Section 7 a distance of 200 feet to a point on the southerly right of way line of the Southern Pacific Railroad; thence in an Easterly direction following said southerly right of way line of the Southern Pacific Railroad a distance of 218 feet to the point of beginning;

ALSO EXCEPTING THEREFROM the following described parcel: Beginning at the East quarter corner of said section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the intersection of the Southerly right of way line of the Southern Pacific Railroad; thence Westerly along said right of way line 218 feet; thence Southerly parallel to the East line of said Section 7 157.5 feet to the true point of beginning; thence Westerly, parallel to the Southerly right of way line of said railroad to the Northeasterly right of way line of Drain Canal No. 8; thence Southerly and Easterly along the Northeasterly line of Drain Canal No. 8 to the Westerly right of way line of the County Road; thence Northerly along the West right of way line of the County Road to a point that lies 200 feet from the Southerly right of way line of the railroad; thence Westerly parallel to the Southerly right of way line of the railroad a distance of 218 feet; thence North 42.5 feet to the point of beginning;

ALSO EXCEPTING THEREFROM the following described parcel: Beginning at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the intersection of the Southerly right of way line of the Southern Pacific Railroad; thence Westerly along said right of way line 218 feet to the true point of beginning of this description; thence Southerly parallel to the East line of said Section 7, 157.5 feet; thence Westerly, parallel to the Southerly right of way line of said railroad to the Northeasterly right of way line of Drain Canal No. 8; thence Northwesterly along said Northeasterly right of way line to the said Southerly right of way line of the Southern Pacific Railroad; thence Easterly along said Southerly right of way line to the true point of beginning. All located in Klamath County, State of Oregon.

EXHIBIT A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day
of December A.D., 19 97 at 3:28 o'clock P M., and duly recorded in Vol. M97,
of Deeds on Page 42679.

Bernetha G. Letsch, County Clerk

FEE \$135.00

By Bernetha G. Letsch