

NA

52985

BARGAIN AND SALE DEED

C98

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KNOW ALL MEN BY THESE PRESENTS, That ERNST BROTHERS, L.L.C., an Oregon limited liability company, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto C & H Denison, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 51, of TRACT 1318 - GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said 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 .....

<sup>(1)</sup> However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>(2)</sup> (The sentence between the symbols<sup>(1)</sup>, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 14<sup>th</sup> day of January, 1998; if a corporate grantor, it has caused its name to be signed and its seal 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.

ERNST BROTHERS, L.L.C.

by: Wayne G. Ernst

Wayne G. Ernst, Managing Member

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 14, 1998,  
by Wayne G. Ernst

This instrument was acknowledged before me on January 14, 1998,  
by Wayne G. Ernst  
as Managing Member



ERNST BROTHERS, L.L.C.  
LORA A. BAPPINGTON  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 048507  
MY COMMISSION EXPIRES DEC. 7, 1999

Notary Public for Oregon

My commission expires Dec. 7, 1999

Ernst Brothers, LLC

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 10<sup>th</sup> day of February, 1998  
at 3:12 o'clock P.M., and recorded  
in book/reel/volume No. 198 on  
page 4162 or as fasc/tille/instrument/  
microfilm/reception No. 52985.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch, Co. Clerk

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By Kathleen Rossi DeputyGrantor's Name and Address  
C & H Denison, Inc.

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 10<sup>th</sup> day of February, 1998  
at 3:12 o'clock P.M., and recorded  
in book/reel/volume No. 198 on  
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Witness my hand and seal of  
County affixed.

Bernetha G. Letsch, Co. Clerk

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By Kathleen Rossi DeputyGrantee's Name and Address  
C & H Denison, Inc.P.O. Box 577Ashland OR 97720

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

C & H Denison, Inc.P.O. Box 577Ashland OR 97720

Fee: \$30.00