

NA

52985

BARGAIN AND SALE DEED
C98

Vol. 1198 Page 4363

KNOW ALL MEN BY THESE PRESENTS, That ERNST BROTHERS, L.L.C., an Oregon limited liability company, hereinafter called grantor, 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

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ®, 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 14th 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.

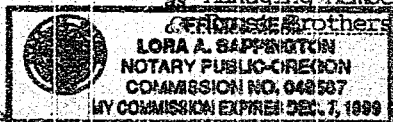
This instrument was acknowledged before me on January 14, 1998,

by Wayne G. Ernst

This instrument was acknowledged before me on January 14, 1998,

by Wayne G. Ernst

as Managing Member



Lora A. Sappington
Notary Public for Oregon

My commission expires Dec. 7, 1999

Ernst Brothers, LLC

Grantor's Name and Address

C & H Denison, Inc.

Grantee's Name and Address

C & H Denison, Inc.

P.O. Box 577

Ashland OR 97720

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

C & H Denison, Inc.

PO Box 577

Ashland OR 97720

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of February, 1998, at 3:12 o'clock P.M., and recorded in book/reel/volume No. 1198 on page 4363 or as fee/file/instrument/microfilm/reception No. 52985, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By *Kathleen Ross* Deputy

Fee: \$30.00