

NA

52986

BARGAIN AND SALE

DEED

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KNOW ALL MEN BY THESE PRESENTS, That C & H DENISON, INC., an Oregon corporation

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ERNST BROTHERS, L.L.C., an Oregon limited liability company

hereinafter called grantor, hereinbefore 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 91 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.....① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^① (The sentence between the symbols^①, if not applicable, should be deleted. See ORS 93.030.)

XXXXXX 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 day ofJanuary 19 98; 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.

C & H DENISON, INC., an Oregon corporation

by: Clarice Denison
Clarice Denison, President

STATE OF OREGON, County of Douglas) ss.

This instrument was acknowledged before me on , 19 ,
by _____This instrument was acknowledged before me on January 20 , 19 98
by Clarice Denison
as President

C & H Denison, Inc.

Clarice Denison

Notary Public for Oregon

My commission expires 04-24-2000



OFFICIAL SEAL
ANDER NELSON
NOTARY PUBLIC - OREGON
COMMISSION NO. OS3444
MY COMMISSION EXPIRES APRIL 26, 1999

C & H Denison, Inc.

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of February , 19 98 , at 3:12 o'clock P.M., and recorded in book/reel/volume No. M98 on page 4364 or as fee/file/instrument/microfilm/reception No. 52986 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NABY TITLE

By Fethia Lored DeputyGrantee's Name and Address
Ernst Brothers, L.L.C.

SPACE RESERVED
FOR
RECORDED'S USE

Grantee's Name and Address
After recording return to (Name, Address, Zip):Ernst Brothers, L.L.C.
P O Box 637

Gilchrist OR 97737

Will request other tax assessor to (Name, Address, Zip):

Ernst Brothers, L.L.C.
P.O. Box 637

Gilchrist OR 97737

Fee: \$30.00