

NA

52986

BARGAIN AND SALE DEED

29827

Vol. 1798 Page 4364



KNOW ALL MEN BY THESE PRESENTS, That C & H DENISON, INC., an Oregon corporation, hereinafter called grantor, L.L.C., an Oregon limited liability company, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ERNST BROTHERS, 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 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.

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 ①, 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 _____ day of January, 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 _____,

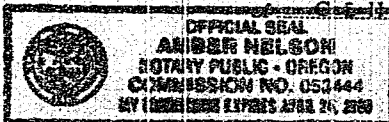
by _____,

This instrument was acknowledged before me on January 30, 19 98,

by Clarice Denison

as President

C & H Denison, Inc.



Amber Nelson
Notary Public for Oregon
My commission expires 04-26-2000

C & H Denison, Inc.

Grantor's Name and Address

Ernst Brothers, L.L.C.

Grantee's Name and Address

Ernst Brothers, L.L.C.

P.O. Box 637

Gilchrist OR 97737

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

Ernst Brothers, L.L.C.

P.O. Box 637

Gilchrist OR 97737

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath ss.

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

By Kathleen Ross Deputy