

1999 JUL 30 AM 11:24

FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate)

COPYRIGHT 1999 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204



Vol M99 Page 30513

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Riach Family Trust
8104 Booth Rd.
Klamath Falls, OR 97603
Grantor's Name and Address
Rhonda D. Clarke
Grantee's Name and Address
After recording, return to (Name, Address, Zip):
Russell D. Riach Trust
Until requested otherwise, send all tax statements to (Name, Address, Zip):

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Trustees of the Riach Family Trust u.a.d.
June 7, 1990

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Rhonda Clarke
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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See attached "Exhibit A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on July 1999; if grantor is a corporation, it has caused its name to be signed and its seal, if any, 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 30.330.

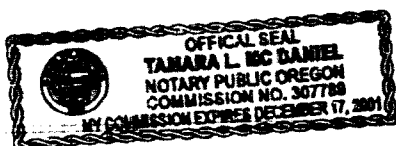
Russell D. Riach Trustee
Ellen L. Riach Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on July 30, 1999
by Russell D. Riach and Ellen L. Riach
as Trustees
of Riach Family Trust



Tamara L. McDaniel
Notary Public for Oregon
My commission expires 12/17/01

EXHIBIT "A"

PARCEL 1: That portion of the Southwest Quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

COMMENCING at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, thence West 418.8 feet, more or less, to a point on the North boundary line of said Northeast Quarter of the Southwest Quarter of Section 7, thence South 1471 feet, more or less, to the North boundary of the right of way of the O.C. & E. Railroad Company, thence Southeasterly following such North boundary line of said railroad to the Point on the East boundary of Southeast Quarter of the Southwest Quarter where the North boundary line of said railroad intersects such East boundary line; thence North 1652 feet more or less, to the Point of Beginning; but excluding the road on the North boundary of said tract.

PARCEL 2: That portion of the Southwest Quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

BEGINNING at a point 30 feet South of the center of Section 7, Township 39 South, Range 10 East of the Willamette Meridian: thence West along the South side of the public road 1441 feet more or less to Northeast corner of tract of land described in Deed recorded in Volume 74, page 637, Deed Records for Klamath County, Oregon, in which M.E. and O. B. Cornett were grantees; thence South 1023 feet, more or less, to North line of Strahorn Railroad; thence South 66°48' East along said railroad right of way to North and South center line of said Section 7; thence North along said center line 1650 feet, more or less, to place of beginning, EXCEPTING THEREFROM, easterly 418.8 feet of said described tract of land.

State of Oregon, County of Klamath
Recorded 7/30/99, at 11:24 a m.
In Vol. M99 Page 30513
Linda Smith,
County Clerk Fees 35 HL