



**CRATER
TITLE
INSURANCE**

300 West Main • P.O. Box 250
Medford, Oregon 97501
(541) 779-7250 • FAX (541) 779-4013

2000 JAN -3 PM 2: 27

K54363

ORDER # 98212690KW

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **FAYDREX, INC., An Oregon Corporation**, Grantor(s), in consideration of **Thirty Five Thousand and 00/100 DOLLARS \$35,000.00**, paid by **CHARLES W. HINKS SR. and PATRICIA J. RHODES**, not as tenants in common but with rights of survivorship, Grantee(s), do hereby grant, bargain, sell and convey unto the said Grantee(s), their heirs and assigns all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath , and State of Oregon, bounded and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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.

To Have and to Hold, the above described and granted premises unto the said Grantee(s), their heirs and assigns forever.

Witness our hand(s) and seal(s) this 16th day of December, 1999.

FAYDREX, INC., An Oregon Corporation

Mark A. Neubauer
By Mark A. Neubauer, State of California Court Appointed Receiver

STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

This instrument was acknowledged before me the 16th day of DECEMBER, 1999
by Mark A. Neubauer, State of California Court Appointed Receiver for Faydrex, Inc., An Oregon Corporation..



Cheyl A Sparling
Notary Public for California

My commission expires: OCT 31, 2002

Until a change is requested,
send all tax statements to:
1217 Bigham Brown Rd.
Eagle Point, Or 97524

Return document to:
Crater Title Insurance
300 W. Main Street, P.O. Box 250
Medford, OR 97501

PARCEL 1:

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Beginning at a point 578.8 feet North and 228 feet East of the quarter corner common to Sections 15, 14, 22 and 23, all in Township 36 South, Range 12 E.W.M.; thence East 250 feet; thence North 209 feet; thence West 250 feet; thence South 209 feet to the place of beginning, being a portion of Lots 28 and 29, Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

A portion of Lot 14 in SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 36 South, Range 10 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point which lies South along the Section line a distance of 1980 feet and East a distance of 2253 feet and South a distance of 360 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, and running thence South 200 feet to a point; thence East 120 feet to a point; thence North 200 feet to a point; thence West 120 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath
Recorded 1/3/00, at 2:27 p.m.
In Vol. M00 Page 120
Linda Smith,
County Clerk Fee \$ 26⁰⁰