

NN

2001 JAN 11 PM 3:21

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ROBERT J. BOGATAY & MELVIN L. STEWART
 5761 GLENRIDGE WAY
 KLAMATH FALLS OR 97603
Grantor's Name and Address

WESGO, a partnership
 5761 GLENRIDGE WAY
 KLAMATH FALLS OR 97603
Grantee's Name and Address

STATE OF OREGON,) ss.

SPACE RESERVED FOR RECORDER'S USE

After recording, return to (Name, Address, Zip):
 WESGO, a partnership
 5761 GLENRIDGE WAY
 KLAMATH FALLS OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 WESGO, a partnership
 5761 GLENRIDGE WAY
 KLAMATH FALLS OR 97603

State of Oregon - County of Klamath
 Recorded 01/11/01, at 3:21 p.m.
 In Vol. M01 Page 1303
 Linda Smith,
 County Clerk Fee \$ 21.00

puty.

mtc 1396-3391

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **ROBERT J. BOGATAY & MELVIN L. STEWART**

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **WESGO, a partnership**, 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:

A tract of land situated in the SE $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the 1/4 corner common to Section 21 and said Section 16; thence N00°23'30"East, along the North-South center section line of said Section 16, 2660.43 feet to the center 1/4 corner of said Section 16; thence N89°54'43"East, along the East-West center section line of said Section 16, 700.65 feet to a point on the Southwesterly right of way line of the Union Pacific Railroad; thence S33°30'54" East, along the said Southwesterly right of way line, 2237.31 feet; thence, along the Southerly line of those lands described in Deed Volume 43, page 548 of the Klamath County Deed Records, S45°54'05"West 333.50 feet, S50°55'55"West 645.28 feet and S22°38'06" West 173.70 feet to a point on the South line of said Section 16; thence S89°50'25" West 1147.05 feet to the point of beginning.

(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 \$ 1.00. [Ⓞ] 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 December 27, 2000; 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 30.930.

[Signature]
 ROBERT J. BOGATAY
[Signature]
 MELVIN L. STEWART

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 27, 2000 by ROBERT J. BOGATAY & MELVIN L. STEWART

This instrument was acknowledged before me on _____

by _____

as _____

of _____



[Signature]
 Notary Public for Oregon
 My commission expires 11/16/2002