

Vol M02 Page 13558

'02 MAR 7 AM 10:54

State of Oregon, County of Klamath

Recorded 03/07/2002 10:54 a. m.Vol M02, Pg 13558-60

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 3

RECORDING INFORMATION

Name of transaction: Bargain and Sale Deed

Parties: Town & Country Plaza, L.L.C., Grantor
Linda J. McCurter Collins, Grantee

After recording return to: Mark B. Cornstock
P.O. Box 749
Salmon, Oregon 97308-0749

File number: 15183002

Send tax statements to: Linda J. McCurter Collins
3853 Meadow Park Lane
Torrance CA 90505

BARGAIN AND SALE DEED

TOWN & COUNTRY PLAZA, L.L.C., Grantor, conveys to LINDA J. MCCURTER COLLINS, Grantee, any interest he may have in the following described real property, situated in Klamath County, Oregon, commonly known as 6200 South Sixth Street, Klamath Falls, Oregon 97603, and legally described as:

See Exhibit "A" attached hereto and by this reference incorporated herein.

The consideration for this transfer is the sum of \$10.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE 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. ORS 93.040(1)

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES. ORS 93.040(2)

TOWN & COUNTRY PLAZA, L.L.C.

By: Linda J. McCurter Collins

Linda J. McCurter Collins, Member

CALIFORNIA
STATE OF OREGON
County of LOS ANGELES } ss.
County of Klamath

This instrument was acknowledged before me on MARCH 6, 2002, by Linda J. McCurter Collins, on behalf of Town & Country Plaza, L.L.C.



NOTARY PUBLIC FOR OREGON CAL

My Commission Expires: 2004 11 2005

31✓

Exhibit "A"

13559

PARCEL 1:

That portion of Lot 3, Block 1, Agri-Commerce Center, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at a portion on the Easterly right of way line of Patterson Street, said point being North 01 degrees 03' 15" West 218.49 feet from the initial point of the Agri-Commerce Center; running thence North 01 degrees 03' 15" West 110.00 feet; thence leaving said right of way line, North 88 degrees 56' 45" East 110.62 feet; thence 18.90 feet along a 70.00 foot radius curve left, the long chord of which bears North 81 degrees 12' 13" East 18.84 feet; thence South 01 degrees 03' 15" East 112.54 feet; thence South 88 degrees 56' 45" West 192.29 feet to the true point of beginning.

PARCEL 2:

That portion of Lot 2, Block 1, Agri-Commerce Center, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Commencing at the initial point of the Agri-Commerce Center, running thence North 89 degrees 16' 53" East 258.78 feet; thence North 20 degrees 14' 35" West 164.97 feet; thence North 45 degrees 09' 00" East 112.02 feet to the true point of beginning; thence North 52 degrees 30' 40" West 173.94 feet; thence 26.03 feet along a 70.00 foot radius-curve left, the long chord of which bears North 44 degrees 40' 41" East 25.88 feet; thence North 34 degrees 01' 31" East 73.97 feet to the Southeasterly right of way line of South Sixth Street; thence along said right of way line South 55 degrees 05' 57" East 52.52 feet; thence South 51 degrees 20' 32" East 136.06 feet; thence leaving said right of way, South 45 degrees 09' 00" West 100.00 feet to the true point of beginning.

PARCEL 3:

Lot 1, block 1, Agri-Commerce Center, Tract 1237, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 4:

Lot 4 and 5 in Block 1 of Agri-Commerce Center, Tract 1237, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and a parcel of land, being portions of Lots 2 and 3, Block 1 of Tract 1237, Agri-Commerce Center situated in the NE1/4 SW1/4 of Section 1, Township 39 South, Range 9, East of the Willamette Meridian, more particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the most Southerly corner of Lot 2, Block 1 in said subdivision; thence N. 45 degrees 09' 00" E. along the Southeasterly line of said Lot 2 a distance of 112.02 feet to a point; thence leaving said Southeasterly line, N. 52 degrees 30' 40" W. a distance of 173.94 feet to a point on the Southerly line of Lot 1, in Block 1; thence Southwesterly along said Southerly line and along a 70 foot radius curve to the right a distance of 22.17 feet to a point; thence S. 01 degrees 03' 15" E. a distance 112.54 feet to a point on the North line of Lot 4, Block 1; thence along said line, N. 88 degrees 56' 45" E. a distance of 62.71 feet to the Northeasterly corner of said Lot 4; thence S. 12 degrees 07' 09" E. along the Easterly line of said Lot 4 a distance of 65.41 feet to the point of beginning.

PARCEL 5:

All that portion of the SW 1/4 NW 1/4 and NW 1/4 SW 1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Southerly right of way line of State Highway #66 (Klamath Falls - Lakeview Highway).
SAVING AND EXCEPTING that portion of the NW 1/4 SW 1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, lying Southerly of the Southerly right of way

13560

line of State Highway 140, as the same is presently located and constructed, and Easterly of the following described line: Beginning at a point on the Southerly right of way line of State Highway 140, from which point the quarter section corner common to Sections 5 and 8, Township 39 South, Range 10 East of the Willamette Meridian, bears North $32^{\circ}03'15''$ E, 3316.9 feet distant; thence S $30^{\circ}04'55''$ W, 724.50 feet to a point; thence South 531.50 feet, more or less, to a point on the South line of said NW $1/4$ SW $1/4$ of said Section 8.