

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS That FRONTIER GUEST RANCH, an Oregon Corporation, hereinafter referred to as Grantor, in consideration of the dissolution of said corporation and the distribution of its assets to shareholders, does by these presents, grant, bargain, sell and convey unto the said C. O. CARLSTROM and LOUISE CARLSTROM, husband and wife, their heirs and assigns, all of the following real property, with the tenements, hereditaments and appurtenances thereunto belonging, situated in the County of Klamath, State of Oregon, bounded and described as follows, to-wit:

✓ Lots 185, 186 and 187, Resubdivision of Southerly Portion of Tracts B & C, FRONTIER TRACTS, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon;

✓ Parcel Lot 10, ASPEN DRIVE TRACT MXB, FRONTIER TRACTS, according to the duly recorded plat thereof on record in the office of the county Clerk of Klamath County, Oregon;

✓ Lot 188 and 189, Resubdivision of Southerly portion of Tracts B & C, FRONTIER TRACTS, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon;

✓ Lot 230, Resubdivision of Southerly portion of Tracts B & C, FRONTIER TRACTS, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon;

✓ Lot 229, Tract B & C, FRONTIER TRACTS, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon;

✓ Tract Lot 228, Tract B & C FRONTIER TRACTS, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon;

✓ Lots 34 and 49, Resubdivision of Tracts B & C, FRONTIER TRACTS, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon;

✓ Lots 11 and 12, ASPEN DRIVE TRACT MXB, FRONTIER TRACTS, according to the official plat thereof on record in the office of the County Clerk of Klamath County, Oregon;

TO HAVE AND TO HOLD, the above-described and granted premises unto the said C. O. CARLSTROM and LOUISE CARLSTROM, husband and wife,

10652

their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor, by resolution of its Board of Directors, has caused these presents to be executed by its President and Secretary, and its corporate seal to be hereunto affixed this 28th day of September, 1970.

FRONTIER GUEST RANCH

By Harold J. Fish
President
By C. O. Carlstrom
Secretary

STATE OF NEVADA)
Churchill ss.
County of Ormsby)

On this 28th day of September, 1970, personally appeared HAROLD J. FISH, who, being first duly sworn, did say that he is the President of FRONTIER GUEST RANCH and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of the corporation by authority of its Board of Directors, and he acknowledged the said instrument to be its voluntary act and deed.

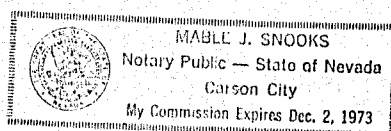


BEFORE ME:

Ruth H. Robson
Notary Public for Nevada
My Commission Expires: 10-9-71

STATE OF NEVADA)
City of Carson ss.
County of Clark)

On this 14th day of October, 1970, personally appeared C. O. CARLSTROM, who being first duly sworn, did say that he is the Secretary of FRONTIER GUEST RANCH and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of the corporation by authority of its Board of Directors, and he acknowledged the said instrument to be its voluntary act and deed.



BEFORE ME:

Mable J. Snooks
Notary Public for Nevada
My Commission Expires: 12/2/73

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Boivin & Boivin
this 1st day of December, A. D. 1970 at 10 o'clock A. M.,
duly recorded in Vol. M 70, of XXXX Book of Deeds Page 10651

Fee: \$3.00
By Wm D. MILNE, County Clerk
Sara Mathis

DEC 1 4 57 PM