

KNOW ALL MEN BY THESE PRESENTS, That E. THARALSON, a widower
, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
NIMROD PARK, INC., A California Corporation
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 anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in Government lots 12 and 13, Section 10, T36S, R11E.,
W. M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Deschutes Street, as
shown on subdivision map of the Second Addition to Nimrod River Park, said
point being S 73° 33' 45" E 28.31 feet from the southeast corner of Lot 8, Block
7 of said subdivision, said point also being south a distance of 50.00 feet from the
centerline radial point of the cul-de-sac on the southerly end of said Deschutes
street; thence south 100.00 feet; thence S 47° 00' 09" E 986.24 feet to a point on the
North bank of the Sprague River; thence along said bank N 42° 43' 59" E 138.94 feet;
thence N 33° 31' 17" W 705.06 feet to the southeast corner of Lot 1, Block 8 of said
Second Addition; thence west along the southerly line of said Second Addition to the
point of beginning. This land may be subject to inundation. Construction of any
form shall be subject to the provisions of all applicable ordinances.

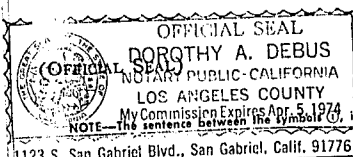
Subject to easement for roadway and utility purposes as shown in document recorded
December 17, 1969 in Book M-69 at Page 10490. Subject to covenants, conditions,
restrictions, easements, rights, rights of way if any of record and to the rights of
governmental bodies to any portion of the Sprague River lying below the normal high
water line.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 900.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which).
In construing this deed the singular includes the plural as the circumstances may require.
Witness grantor's hand this 30th day of June, 1973

E. Tharalson
(E. Tharalson - Signature)

California
STATE OF OREGON, County of Los Angeles) ss. June 30, 1973
Personally appeared the above named E. Tharalson
and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Dorothy A. Debus
Notary Public for OREGON, California
My commission expires April 5, 1974

Bargain and Sale Deed

E. Tharalson

TO
Nimrod Park, Inc.
A California Corporation

AFTER RECORDING RETURN TO
Nimrod Park, Inc.
1123 So. San Gabriel Blvd.
San Gabriel, Calif. 91776

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 2.00

STATE OF OREGON

County of Klamath) ss.
I certify that the within instru-
ment was received for record on the
13 day of JULY, 1973,
at 11:27 o'clock A.M., and recorded
in book M.73 on page 8973 or as
filing fee number 78887, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

W. D. MILNE

By Hazel Dugan Deputy
COUNTY CLERK Title