

KNOW ALL MEN BY THESE PRESENTS, That E. Tharalson, a widower & Lane Duncan, an unmarried man, Each as to an undivided one-half interest, 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 8, 9 and 16, Section 10, T36S, R11E., W. M., more particularly described as follows:

All that portion of Government lots 8 and 9, Section 10 lying northerly of the Sprague River and Easterly of lots 26 thru 32 inclusive of block 10, Second Addition to Nimrod River Park, a duly recorded subdivision; and all that portion of Government lot 16, Section 10 lying Southerly of the Sprague River.

Portions of this land may be subject to flooding. Subject to an easement for roadway and utility purposes over the exterior 30 feet of the above described portion of Government lot 16. This easement does not include the river frontage.

Subject to covenants, conditions, restrictions, easements, rights, rights of way, if any, and those apparent on the ground.

Subject to the rights of Governmental bodies to any portion of the above land lying below the high water line of the Sprague River.

(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 \$ 1,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^(b)

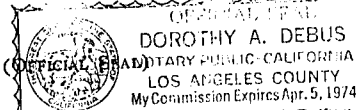
In construing this deed the singular includes the plural as the circumstances may require. Witness grantor's hand this 10th day of March, 1973.

(x) E. Tharalson
E. Tharalson

(x) Lane Duncan
Lane Duncan

California
STATE OF OREGON, County of Los Angeles ss. March 10, 1973
Personally appeared the above named E. Tharalson & Lane Duncan

and acknowledged the foregoing instrument to be their voluntary act and deed.



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

NOTE—The sentence between the symbols (b) if not applicable, should be deleted. See ORS 93.030.
1123 S. San Gabriel Blvd., San Gabriel, Calif. 91776

Bargain and Sale Deed

E. Tharalson
Lane Duncan
TO
Nimrod Park, Inc.
A California Corporation

AFTER RECORDING RETURN TO

R. C. Murray, Jr.
Calif. Bankers Trust Co.
One Wilshire Building
624 So. Grand
Los Angeles, Ca. 90017

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

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 6 day of August, 1973, at 11:41 o'clock AM., and recorded in book M-73 on page 10129 or as filing fee number 79792, Record of Deeds of said County.

Witness my hand and seal of County attixed.

Wm. D. Milne

County Clerk Title

By Deputy Fee 2.00