

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that J. W. COPELAND YARDS, an Oregon corporation (hereinafter "Grantor"), does hereby grant, bargain, sell and convey unto MOLATORE'S MOTEL, INC., an Oregon corporation (hereinafter "Grantee"), and Grantee's successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described in Exhibit A attached hereto and made a part hereof.

To Have and to Hold the same unto said Grantee and Grantee's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000; however, the actual consideration includes other property given which is part of the consideration.

Done by order of the Grantor's Board of Directors this 1st day of December, 1973.

J. W. COPELAND YARDS

By H. J. Whitsett

STATE OF OREGON)
COUNTY OF KLAMATH) SS

On this 1 day of December, 1973, before me, a notary public in and for said county and state, personally appeared the within-named H. J. Whitsett to me known, who being first duly sworn did say that he, said H. J. Whitsett is the President of J. W. COPELAND YARDS the corporation hereinbefore named; that said instrument was signed in behalf of said corporation by authority of its board of directors; and said H. J. Whitsett acknowledged the execution of said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal, the date first hereinabove written.

L. H. Edwards
Notary Public for Oregon
My commission expires: 2/5/77

15586

The West 35 feet of Lot 1, all of Lots 2, 3, and 4, and the West one-half of Lot 5, all in Block 32 of the ORIGINAL TOWN of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, also beginning at a 5/8" iron pin on the southwesterly line of Lot 4 and North 50°55' West a distance of 39.61 feet from the southwesterly corner of Lot 4, Block 32, of Linkville as shown on the supplementary plat of Linkville, Oregon, on file in the Office of the County Engineer, Klamath County, Oregon; thence North 50°55' west along the southwesterly line of Lots 4 and 5 of said Block 32 a distance of 120.39 feet to a point marked by a nail and lead plug; thence South 39°05' West a distance of 26.29 feet to a 5/8" iron pin; thence South 63°14' east a distance of 123.23 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 3rd day of DECEMBER 1973 at 10:18 o'clock AM., and
M 73 DEEDS on Page 15585
duly recorded in Vol. _____ of _____

FFE \$ 4.00

Wm D. MILNE, County Clerk

By Hazel Dray

Return
Jing Molawit
325 Main Street
Klamath Falls, Oregon
97601

EXHIBIT A