

KNOW ALL MEN BY THESE PRESENTS, That DEAN O. MILLER and NAOMI B. MILLER, husband and wife,

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEARCAT, INC., an Oregon Corporation

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the NW 1/4 of the NW 1/4 of Section 10, Township 39 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point that is East a distance of 30 feet and North 00°34' West a distance of 398.0 feet from the Southwest corner of the NW 1/4 of the NW 1/4; thence East 622.3 feet to the point of beginning; thence North 00°34' West parallel to the East line of Washburn Way 350 feet; thence East 210.43 feet; thence South 350 feet; thence West 204.28 feet to the point of beginning.

SUBJECT TO: 1973-74 real property taxes which are now a lien but not yet payable, and all future real property taxes and assessments; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; rules, regulations, and assessments of South Suburban Sanitary District;

(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. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth, and reservations, restrictions, easements and rights of way of record, and those apparent on the land

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00. *However, the actual consideration consists of 100 shares of BEARCAT, INC. common stock, \$100.00 per share, which is the whole of the consideration.*

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this *25* day of September, 19 *73*.

Dean O. Miller
Naomi B. Miller

STATE OF OREGON, County of Klamath, ss. September *25*, 19 *73*
Personally appeared the above named DEAN O. MILLER and NAOMI B. MILLER, husband and wife,

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

Before me: *Margaret Spillar*
Notary Public for Oregon
My commission expires *10-17-76*

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Dean O. Miller et ux

TO
Bearcat, Inc.

AFTER RECORDING RETURN TO

WESTERN BANK
P. O. Box 1149
Klamath Falls, Ore. 97601

(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 *30* day of Sept, 19 *75*, at *10:28* o'clock *A.*M., and recorded in book *M. 75* on page *11850* or as file number *5466*, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm D Milne

County Clerk Title
Wm D Milne Deputy