

WHEN RECORDED MAIL TO:
GIACOMINI, JONES & ZAMSKY
Attorneys at Law
635 Main Street
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:
G R M Bldg. Corp., Inc.
1000 Pine Street
Klamath Falls, Oregon 97601

STATE OF OREGON
Volume Page 1066

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

County of _____
I certify that the within instrument
was received for record on the _____ day
of _____, 19____,
at _____ o'clock _____ M. and recorded
in book _____ on page _____ or as
filing fee number _____. Rec-
ord of Deeds of said County.
Witness my hand and seal of County
affixed.

By _____ Title
Deputy

BARGAIN AND SALE DEED

KLAMATH BASIN OPTICAL CO., INC., an Oregon Corporation,

Grantor, conveys to

G R M BLDG. CORP., INC., an Oregon Corporation,

Grantee, the following described real property situate in Klamath County, Oregon:

A portion of Lot 5, Block 48, Nichols Addition to the City of
Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly line of Lot 5, said
point being S 37° 18' E, a distance of 26.5 feet from the North-
west corner of said Lot 5, thence S 37° 18' E, a distance of 81.15
feet to a point being 12.00 feet N 37° 18' W from the Southwest
corner of said Lot 5; thence N 52° 42' E, a distance of 26.50 feet;
thence N 37° 18' W, a distance of 60.65 feet; thence S 52° 42' W,
a distance of 1.00 feet; thence N 37° 18' W, a distance of 20.50
feet; thence S 52° 42' W, a distance of 25.50 feet to the point
of beginning.

Together with perpetual and irrevocable easements upon the following described
real property situate in Klamath County, to-wit:

PARCEL I: A portion of Lot 5, Block 48, Nichols Addition to the
City of Klamath Falls, Oregon, more particularly described as
follows: Beginning at a iron pin on the northwest corner of said
Lot 5; thence N 52° 42' E along the northwesterly line of said Lot 5
a distance of 25.5 feet; thence S 37° 18' E a distance of 26.5 feet;
thence S 52° 42' W a distance of 25.5 feet to the southwesterly
line of said Lot 5; thence N 37° 18' W along the southwesterly line
of said Lot 5 a distance of 26.5 feet, more or less, to the point
of beginning.

PARCEL II: A portion of Lots 5 & 6, Block 48, Nichols Addition to
the City of Klamath Falls, Oregon, more particularly described as
follows: Beginning at a point, Being S 37° 18' E, a distance of 107.65
feet and N 52° 42' E, a distance of 26.5 feet from the Northwest
corner of said Lot 5, said point also being on the Northwesterly line
of a 14.00 foot alley; thence N 52° 42' E, along the Northwesterly
line of said alley, a distance of 59.33 feet to an iron pin; thence
N 37° 18' W, parallel with the Southwesterly line of said Lot 6, a
distance of 58.15 feet; thence S 52° 42' W, a distance of 59.33 feet;
thence S 37° 18' E, a distance of 58.15 feet more or less, to the
point of beginning.

PARCEL III: The balance of Lot 5, Block 48, Nichols Additions to the
City of Klamath Falls, Oregon, not described in the immediately
preceding Parcel I and Parcel II.

Such easements are for the benefit of the real property hereby conveyed in fee
MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Zamsky
Attorneys at Law
A Professional Corporation
635 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

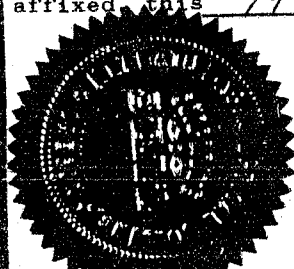
simple for the following purposes:

1. The easement upon Parcel I is for the purpose of creating a common entrance foyer and both Grantor and Grantee shall share equally costs of ownership thereof.
2. The easement upon Parcel II is for five (5) parking spaces to be used solely by Grantee. Grantor and Grantee shall share costs of ownership on the following ratio: Grantor 8/14ths and Grantee 6/14ths.
3. The easement upon Parcel III is for the use of the furnace room in the basement of the building on Parcel III for the following purposes: the installation, maintenance, upkeep and repair of the heating and air conditioning systems used by Grantee for the building upon the real property hereby conveyed in fee simple and for ingress and egress to such furnace room for such purposes at necessary times.
4. The term "costs of ownership" used above shall mean the following: real property taxes and assessments of all kind, repairs to and reconstruction of sidewalks adjacent to and cornering the above described common foyer and snow removal, lighting, gardening, and covering over the common foyer.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. Deed given to clarify title.

In construing this deed the singular includes the plural as the circumstances may require.

Done by order of the Grantor's board of Directors with its corporate seal affixed, this 19 day of January, 1976.



Klamath Basin Optical Co., Inc.

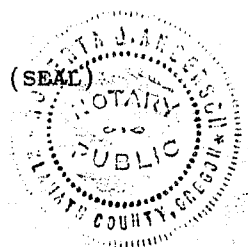
By Frank W. Johnson
President

By Robert W. Graham
Secretary

STATE OF OREGON)

County of Klamath)

Personally appeared Frank W. Johnson and Robert W. Graham who, being duly sworn, each for himself and not one for the other, did say that the former is the Corporate president and that the latter is the Corporate secretary of Klamath Basin Optical Co. Inc., a corporation, 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 said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.



Before me:

Robert J. Anderson
Notary Public for Oregon

My Commission expires: 11-7-77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of GIACONINI, JONES & ZANSKY ATTYS
this 22nd day of JANUARY, A. D. 1976 at 2:10 o'clock P M., and
duly recorded in Vol. N 76, of DEEDS on Page 1066

FEE \$ 6.00

By Wm D. MILNE, County Clerk
Hazel Drazil

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