

WILLIAM P. BRANDSNESS and SHARON D. BRANDSNESS, husband and wife, and TOMAS L. PEDERSEN and PARRELL P. PEDERSEN, husband and wife, Grantors, convey to V & B REAL ESTATE, a partnership, Grantee, the following described real property situate in Klamath County, Oregon, to-wit:

PARCEL I: A tract of land situated in Lots 2 and 3 of Block 8, Linkville, Oregon (Original Town of Klamath Falls), more particularly described as follows: Beginning at the Southwesterly corner of said block 8; thence N39°04'50" W along the Southeasterly line of said Block 8, (said line being the Northwesterly line of Pine Street) 102.83 feet to a cross chiseled in the concrete sidewalk, said cross being the true point of beginning of this description; thence continuing N39°04'50"W 63.36 feet to a 5/8 inch iron pin, said point being the Southeasterly corner of that tract of land described in Deed Volume M71-3134 as recorded in Klamath County deed records; thence N51°00'03"W along the Southeasterly line of that tract of land described in said Deed Volume 119.99 feet to a 5/8 inch iron pin situated on the Northwesterly line of said Lot 2; thence S39°02'39" 63.46 feet to a spike in the asphalt pavement, said point being in line with the Southeasterly edge of the Southeasterly wall of the State Office Building; thence S51°03'32" E along said Southeasterly edge of said wall 119.98 feet to the true point of beginning, with the bearings based on Fourth Street as being N50°55'00"W., TOGETHER with the right of ingress and egress and a driveway easement over and across the Northwesterly portion of Lots 3 and 4, Block 8, Linkville, Oregon (Original Town of Klamath Falls, as more particularly described in Survey No. 1730 recorded in the office of the Surveyor, Klamath County, Oregon on August 28, 1972, which is described therein as "Existing Paved Driveway").

PARCEL II: The W½ of Lot 1 and the E½ of Lot 2 in Block 8, ORIGINAL TOWNSITE OF THE CITY OF KLAMATH FALLS, Klamath County, Oregon

The true and actual consideration for this transfer is to pass ownership in the partnership of grantors.

BRANDSNESS & HUFFMAN, P.C.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. BARGAIN & SALE DEED

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Until a change is requested, all tax statements shall be mailed to Grantees at: 411 Pine St., Klamath Falls, OR 97601.

DATED this 22 day of April, 1985.

V & B REAL ESTATE, a partnership

By: William P. Brandsness

By: Sharon D. Brandsness

By: Tomas L. Pedersen

By: Parrell P. Pedersen

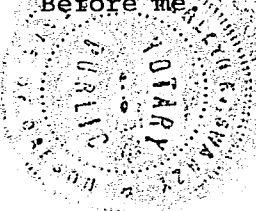
STATE OF OREGON)

) ss. April 22, 1985.

County of Klamath)

Personally appeared the above-named WILLIAM P. BRANDSNESS and SHARON D. BRANDSNESS, husband and wife, and TOMAS L. PEDERSEN and PARRELL P. PEDERSEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.

Before me



Mark H. Swartz
Notary Public for Oregon

My Commission expires: 2-11-85

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 24th day of April A.D. 19 85
at 8:35 o'clock A M, and duly
recorded in Vol. M85 of Deeds
Page 5892

EVELYN BIEHN, County Clerk

By Don Smith Deputy

Fee 9.00

Return to:

BRANDSNESS & HUFFMAN, P.C.

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

2. BARGAIN & SALE DEED