FCRM BARGAIN AND SALE DEED (Individual or Corporate) OŔ 89003 KNOW ALL MEN BY THESE PRESENTS, That SMALL BUSINESS ADMINISTRATION, an agency for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto for the consideration nereinaiter stated, does nereby grant, bargain, sei and convey SHEAHAN INVESTMENT COMPANY, a Nevada corporation , hereinafter called grantor, hereinatter 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 SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE. -To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. Ē The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 320,000.00 83 In construing this deed and where the context so requires, the singular includes the plural and all grammatical the construing has been and where the context so requires, the singular includes the prova and an en-changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this. I day of May if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Order of its Doard of directors. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. SMALL BUSINESS ADMINISTRATION, an agency of the United States of America (If the signer of the above is a corporation, use the form of acknowledgment apposite.) by:X 6 STATE OF OREGON, arven IORS 194.570 County of MULTNOMAH STATE OF OREGON, County of) ss. The foregoing instrument was acknowledged before The toregoing instrument was accounted as by methis, 31st day of May 1988, by W.B. Carver, Chief, Portfolio Management Division, Small Business The loregoing instrument was acknowledged before me this president, and by . Administration, Small B Administration, Small B Administration, Small B Motary Public tor secretary of corporation, on behalf of the corporation. (SEAL) (S Notary Public for Oregon My commission expires: SMALL BUSINESS ADMINISTRATION (SEAL) (If executed by a corporation, affix corporate seal) Buzz Steele Auctioneer, P.O. Box 788 Pleasant Hill, OR, 97455 GRANTOR'S NAME AND ADDRESS STATE OF OREGON, SHEAHAN INVESTMENT COMPANY County of -ss. 2548 SE Ankeny Street I certify that the within instru-Portland, OR 97214 ment was received for record on the GRANTEE'S ... day of NAME AND ADDRESS After recording return to:, 19....., at SPACE RESERVED SAME AS GRANTEE. in book/reel/volume No..... FOR RECORDER'S USE ·····. 07 or as fee/file/instrument/microfilm/reception No....., Record of Deeds of said county. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Witness my hand and seal of SAME AS GRANTEE County affixed. NAME, ADDRESS, ZIP NAME TITLE By Deputy

Order No.: 19727

10678

EXHIBIT "A" LEGAL DESCRIPTION

A portion of Tract 805, ENTERPRISE TRACTS, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said Tract 805; thence North 0 degrees 00 1/2' West along the West boundary of said Tract 805, 586.64 feet, more or less, to the Southwest corner of a tract conveyed to S. Marie Stearns by deed recorded in Volume 179 at page 385, Deed Records, Klamath County, Oregon; thence South 55 degrees 50' East along the Southerly boundary of said Stearns tract, 139.3 feet, more or less, to the Southeasterly corner of said Stearns tract; thence North 34 degrees 10' East along the Easterly boundary of the said Stearns Tract 190 feet, more or less, to the Southerly boundary of South Sixth Street as described in deed to the State of Oregon recorded in Volume 191 at page 240 Deed Records, Klamath County, Oregon; thence South 55 degrees 50' East, along the Southerly boundary of the said South Sixth Street as widened in 1946, 200.72 feet, more or less, to the Northwest corner of tract conveyed by H. M. Mallory and Christine W. Mallory to The Bi-Mart Company by deed recorded in Volume M73 at page 3753, Deed Records; thence South 34 degrees 10' West, along the Northwesterly boundary of said Mallory tract 400 feet, more or less, to the most Westerly corner of said Mallory tract; thence South 55 degrees 50' East, along the most Southerly boundary of said Mallory tract, 27 feet, more or less, to the Northwesterly corner of tract conveyed by Howard and Maybelle E. Barnhisel and Martha D. Smith to The Bi-Mart Company by deed recorded in Volume M73 at page 3750, Deed Records; thence Southerly 205 feet, more or less, along the Westerly boundary of The Bi-Mart Company tract as described in the deed recorded in Volume M73 at page 3750, to a point on the Southerly boundary of said Tract 805 which is South 89 degrees 47' West 440 feet, more or less, from the Southeast corner of said Tract 805; thence South 89 degrees 47' West, along the Southerly boundary of the said Tract 805, 188 feet, more or less, to the Southwest corner of the said Tract 805 and the point of beginning, with bearings based on the recorded Survey #62 and description in deed from Klamath Basin Cooperative to Howard and Maybelle E. Barnhisel and Richard M. and Martha D. Smith recorded March 8, 1952, in Volume 253 at page 350, Deed Records of Klamath County, Oregon.

Tax Account No.: 3909 004AA 05700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

File	d for record at re	quest of <u>Mour</u>	utain Title Co	D •	the second	7th
of _	July	A.D., 198	8_at_4:10	o'clockPM., on Page		Vol ^{M88} ,
PPT				Evelyn Bieb	n County Clerk	
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