

BARGAIN AND SALE DEED

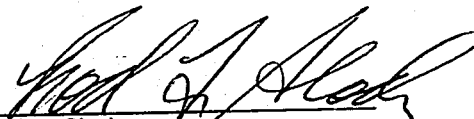
ROD L. SLADE, Grantor, hereby conveys to Roderick L. Slade, Trustee of the ELIZABETH A. SLADE TRUST, U.T.A.D. January 26, 1990, Grantee, the real property described on Exhibit "A" attached hereto.

The true consideration for this conveyance is \$330,000.00.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

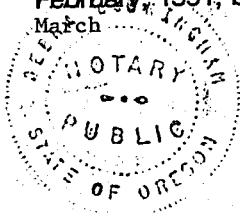
DATED this 4th day of ^{March} ~~February~~, 1991.

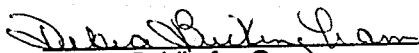
GRANTOR:


Rod L. Slade

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 4th day of ~~February~~ ^{March}, 1991, by ROD L. SLADE, Grantor.




Notary Public for Oregon
My Commission Expires 12-19-92

Until a change is requested, all tax statements should be sent to Roderick L. Slade, Trustee, 1441 Wild Plum Court, Klamath Falls, OR 97601.

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PARCEL 1:

Beginning at the Southeasterly corner of Lot 1, Block 65, Buena Vista Addition to the City of Klamath Falls, Oregon; thence North 7°16' East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence South 89°31'30" West, along said South boundary of Prescott Street extended across said Lot 1, a distance of 62.26 feet, more or less, to the East boundary of Biehn Street as now improved and used; thence South 0°28'30" East along the East boundary of said Biehn Street, a distance of 66.85 feet, thence South 34°15' East, 51.2 feet, more or less, to the Southerly boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, 18.0 feet, more or less, to the point of beginning, being all that portion of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, not used as portions of Prescott and Biehn Streets.

A portion of the vacated section of Lakeview Street that lies between Blocks 65 and 72 in Buena Vista Addition, and particularly described as follows: Beginning at the Southeast corner of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, Oregon; thence North 7°16' East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence North 89°31'30" East, along said South boundary of Prescott Street, a distance of 46.53 feet; thence South 0°28'30" East, 40.0 feet; thence South 89°31'30" West, 13.0 feet; thence South 0°28'30" East, 74.95 feet, more or less, to the Northerly boundary of Oregon Avenue; thence Northwesterly along said Northerly boundary of Oregon Avenue, a distance of 50.5 feet, more or less, to the point of beginning.

PARCEL 2:

Lots 17, 18 and 19 in Block 19 of Second Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Return: May-Slade Oil Co.
953 S. Spring St.
Klamath Falls, Or. 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

May-Slade Oil Co.
on this 6th day of March A.D., 19 91
at 3:33 o'clock P M. and duly recorded
in Vol. M91 of Deeds Page 4073
Evelyn Biehn County Clerk
By Rauline Mullender
Deputy.

Fee, \$33.00