

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That BRENDAN CAPITAL CORP., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KLAMATH PACIFIC CORP., an Oregon corporation, hereinafter called the grantee, unto grantee's heirs, successors and assigns all of that certain real property, with the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A".

To Have and Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$250,000.00.

In construing this deed and where the context so requires, the singular includes the plural and the grammatical 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 27 day of February, 1990; 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 board of directors.

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.

BRENDAN CAPITAL CORP.

By [Signature]

STATE OF OREGON

) ss.

County of Klamath

On this 27 day of February, 1990, personally appeared before me the above named MICHAEL B. WRAY and, being first duly sworn, did say that he is the President of Brendan Capital Corp., an Oregon corporation, and he signed the foregoing instrument on behalf of said corporation by authority of its Board of Directors.

[Signature]
Notary Public for Oregon

My Commission expires: 4-29-90

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Brendan Capital Corp.
815 Washburn Way
Klamath Falls, OR 97603

Grantor's Name and Address

Klamath Pacific Corp.
2918 Edison Avenue
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to: BS.

Richard N. Belcher
815 Washburn Way
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Klamath Pacific Corp.
2918 Edison Avenue
Klamath Falls, OR 97601

Return

EXHIBIT "A"

A tract of land in Lot 2, Section 26, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 2; thence North along the East line of said Lot 2, 660 feet to a point; thence West 1155 feet, more or less, to the East line of the W1/2W1/2NW1/4NE1/4 of said Section 26; thence South along said East line 660 feet to the South line of said Lot 2, thence East along the South line of said Lot 2, 1155 feet, more or less, to the point of beginning.

EXCEPTING therefrom a parcel of land situated in the most Northeasterly corner of that property described in Deed Volume M-66 at page 3136, all of which is in Lot 2 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the East line of Lot 2, 660 feet North of the Southeast corner of said Lot 2; thence West 520.00 feet, along the North line of said parcel; thence South 210.00 feet, parallel to the East line of said Lot 2; thence East 520.00 feet, parallel to the North line of said parcel, to the East line of Lot 2; thence North 210.00 feet, along the East line of Lot 2 to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath Pacific Corp. the 30th day
of May A.D., 19 91 at 2:12 o'clock P M., and duly recorded in Vol. M91,
of Deeds on Page 10240.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muelendore