

NE
48898

BARGAIN AND SALE DEED

Vol. m92 Page 18060

KNOW ALL MEN BY THESE PRESENTS, That

RITLY LTC, A NEVADA CORPORATION

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

LUWANA A. HARVEY INSURANCE AGENCY INC., A NEVADA CORPORATION

hereinafter 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 of KLAMATH, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to 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 \$ no money value.

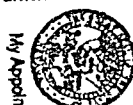
~~the whole consideration (indicate which) from the said grantor to the said grantee, and unto grantee's heirs, successors and assigns forever.~~

In construing this deed and where the context so requires, the singular includes the plural and all 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 11 day of AUGUST, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

LUWANA A. HARVEY

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Virginia R. Eddauri
My Appointment Expires Aug. 16, 1992NEVADA
STATE OF OREGON, County of CLARK) ss.

This instrument was acknowledged before me on _____, 19____,

by _____, 19____,

This instrument was acknowledged before me on _____, 19____,

by _____, 19____,

as _____, 19____,

of _____, 19____,

My commission expires 8-16-92

Notary Public for Oregon: NEVADA

GRANTOR'S NAME AND ADDRESS
RITLY INC.
2305 E. Sahara Ave
LAS VEGAS, NV 89104GRANTEE'S NAME AND ADDRESS
LUWANA HARVEY INS
2305 E. Sahara Ave
LAS VEGAS, NV 89104NAME, ADDRESS, ZIP
LUWANA HARVEY INS
2305 E. Sahara Ave
LAS VEGAS, NV 89104NAME, ADDRESS, ZIP
LUWANA HARVEY INS
2305 E. Sahara Ave
LAS VEGAS, NV 89104

Until a change is requested all tax statements shall be sent to the following address.

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on

page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the SW 1/4 of NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of the NW 1/4 and the North line of the Sprague River; thence Southeasterly along said North line of the Sprague River to the South line of the NW 1/4; thence East along said South line to a point which lies 944 feet from the Southwest corner of the NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian; thence at right angles and parallel to the West line of the NW 1/4, North a distance of 480 feet to a point; thence West parallel to the South line of the NW 1/4 to the West line of the NW 1/4; thence South to the point of beginning.

LESS AND EXCEPT any portion of the above described property that lies within Drews Ranch Road.

PARCEL 2

That portion of the E 1/2 NW 1/4 SW 1/4 lying North of Sprague River and Westerly of Drews Ranch Road, also known as Skeen Ranch Road in Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3

All that portion of the SW 1/4 NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point South 89 degrees 21' 50" East 1203 feet from the Southwest corner of the NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian; thence at right angles and parallel to the West line of the NW 1/4, North a distance of 60 feet to the true point of beginning; thence continuing North a distance of 420 feet to a point; thence due West 229 feet; thence South at right angles and parallel to the West line of the NW 1/4 to the Northwesterly line of the County Road (also known as Skeen Road); thence following said Northwesterly line and Northerly line in an Easterly direction to the point of beginning.

PARCEL 4

The Westerly 30 feet of the following described property:

All that portion of the SW 1/4 NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point South 89 degrees 21' 50" East 1203 feet from the Southwest corner of the NW 1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, thence at right angles and parallel to the west line of the NW 1/4 North a distance of 60 feet to the true point of beginning; thence continuing North a distance of 420 feet to a point; thence due West 259 feet; thence South at right angle and parallel to the West line of the NW 1/4 to the Northwesterly line of the County Road (also known as Skeen Road); thence following said Northwesterly line and the Northerly line and in Easterly direction to the point of beginning in the Klamath County, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day of Aug. A.D., 19 92 at 11:43 o'clock A.M., and duly recorded in Vol. M92 of Deeds on Page 18060.

FEE \$35.00

Evelyn Biehn County Clerk

By Dorlene Mulvaney