

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that CARTER AIR BALANCE, INC. by JEFFREY CARTER, President, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TAMI CARTER, 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 EXHIBIT A Incorporated by reference herein.

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 \$220,000.00 which represents the satisfaction of the Grantee's lien on said property against CARTER AIR BALANCE, INC. and against JEFFREY CARTER, personally. The true and actual consideration consists of or includes other property or value given or promises which is the whole consideration.

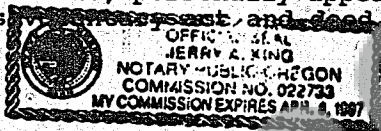
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF THE 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.

In Witness Whereof, the grantor has executed this instrument this 1st day of June, 1993.

STATE OF OREGON)

County of Klamath)

On June 1, 1993, CARTER AIR BALANCE, INC. by JEFFREY CARTER, President, personally appeared before me and acknowledged the forgoing to be his free, voluntary act and deed.



Jerry A. King
Notary Public for Oregon
My Commission expires:

Grantor's name and address:

Carter Air Balance, Inc.
P.O. Box 179
Napa, CA 94559

Grantee's name and address:

Tami Carter
c/o Douglas Osborne
439 Pine Street
Klamath Falls OR 97603

After recording return to:

Tami Carter
c/o Douglas Osborne
Attorney at Law
439 Pine Street
Klamath Falls OR 97601

Mail tax statements to:

Tami Carter
c/o Douglas Osborne
Attorney at Law
439 Pine Street
Klamath Falls OR 97601

STATE OF OREGON)

County of Klamath)

I certify that the within instrument was received for record on the ___ day of ___, 1993, at ___ o'clock ___ m., and recorded in recorder's book/reel/volume No. ___ on page ___ or ad document/fee/file/instrument/microfilm No. ___, use Record of Deeds of said County.

By _____

CA
35.00

13251

Order No.: 19604-D

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 31: S1/2 S1/2 N1/2 NE1/4, S1/2 NE1/4, SE1/4 and that portion of the S1/2 N1/2 SE1/4 NW1/4, S1/2 SE1/4 NW1/4, N1/2 SW1/4 and the SE1/4 SW1/4 lying East of the Sprague River.

Section 32: That portion of the S1/2 SW1/4 lying West of the Sprague River.

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 5: Lot 4, SW1/4 NW1/4 and that portion of Lot 3 and the SE1/4 NW1/4 lying West of Sprague River

Section 6: Lots 1 and 2, S1/2 NE1/4

Tax Account No.: 3510 00000 01700
3510 00000 01800
3510 00000 02100
3510 00000 02200
3510 00000 02300
3510 00000 02400
3610 00000 01000
3610 00600 00100

PARCEL 2

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 6: That portion of Lot 3, SE1/4 NW1/4 and the NE1/4 SW1/4 lying East of the Sprague River

Tax Account No.: 3610 00600 00200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 8th day
of June _____ A.D., 19 93 at 1:50 o'clock PM., and duly recorded in Vol. M93
of _____ Deeds _____ on Page 13250.

FEE \$35.00
cc 1.00

Evelyn Biehn County Clerk
By Annette Mueller