

## STATUTORY BARGAIN AND SALE DEED

April 7, 1994

Milivoje Milojkovich and  
Nancy Marie Milojkovich,  
husband and wife,

GRANTOR

Milivoje Milojkovich and  
Nancy Marie Milojkovich

GRANTEE

Grantor conveys to Grantee as equal co-tenants in common with right of survivorship in the manner described in ORS 93.180, the real property commonly known as the Aspen Inn located in Fort Klamath, Oregon, subject to all encumbrances of record, more particularly described as:

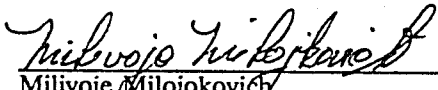
All of Blocks 2 and 3 of HESSIG ADDITION TO FORT KLAMATH, together with vacated Pine Street lying between said Blocks, also the N1/2 of vacated Fifth Street lying between the East line of Hessig Street and the center line of vacated Short Street, also the W1/2 of vacated Short Street abutting said Block 2, EXCEPTING THEREFROM that portion of Blocks 2 and 3 vacated Pine Street and W1/2 of vacated Short Street lying within the boundaries of the Crater Lake Highway.

SUBJECT TO: Rights of the public in any portion of the herein described premises lying within the limits of any road or highway; Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

The true and actual consideration for this conveyance is, stated in terms of dollars: None (\$0.00). This transfer is made in accordance with a judgment of dissolution entered in Marion County Circuit Court Case No. 94C-30147, entitled, "In the Matter of the Marriage of and Nancy Marie Milojkovich, Petitioner, and Milivoje Milojkovich, Respondent."

This property is subject to a right of first refusal between the Grantees. The terms of this right of first refusal are set forth in paragraph 3.7 of a judgment which dissolved Grantees' marriage. The judgment was entered in Marion County, Oregon in the case bearing Circuit Court Case No. 94C-30147.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. ORS 93.040.

  
Milivoje Milojkovich

  
Nancy Marie Milojkovich

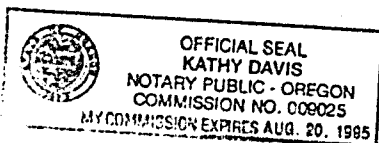
After recording return to and send tax statements to:

Milivoje Milojkovich  
3706 7th Court S.  
Salem, OR 97302

STATE OF OREGON, )  
County of Marion. ) ss:

10879

On this 7th day of April, 1994, the foregoing instrument was acknowledged before me by Nancy Marie Milojkovich.



Kathy Davis  
Notary Public for Oregon  
My Commission Expires: 8-20-95

STATE OF OREGON, )  
County of Marion. ) ss:

On this 7th day of April, 1994, the foregoing instrument was acknowledged before me by Milivoje Milojkovich.



Kathy Davis  
Notary Public for Oregon  
My Commission Expires: 8-20-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Saucy & Lipetzky the 12th day  
of April A.D., 19 94 at 3:20 o'clock P. M., and duly recorded in Vol. M94  
of Deeds on Page 10878

FEE \$35.00

Evelyn Biehn, County Clerk  
By Dorene Miller

After recording return to and send tax statements to:  
Milivoje Milojkovich  
3706 7th Court S.  
Salem, OR 97302