

83562 06-30-94A11:09 RCVD

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That A.A.A. Properties, Inc., an Oregon corporation who erroneously acquired title as Triple A Properties, Inc., an *** hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto A.A.A. Properties, Inc., an active Oregon 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:

Lots 44 and 45 of BALSIGER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*** Oregon corporation

(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 \$ -0-
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 29 day of June, 1994, 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.

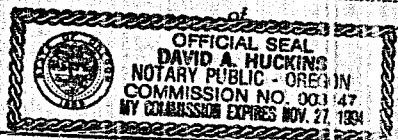
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Edward W. Erickson
David A. Anderson

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on JUNE 29, 1994, by David A. HUCKINS.

This instrument was acknowledged before me on _____, 19____, by _____, as _____.



David A. Hucking
 Notary Public for Oregon
 My commission expires 11-27-94

A.A.A. PROPERTIES, INC.
 AKA TRIPLE A PROPERTIES

Grantor's Name and Address

A.A.A. PROPERTIES, INC.

Grantee's Name and Address

SOUTH VALLEY STATE BANK
 PO BOX 5210
 KLAMATH FALLS, OR 9760

Until requested otherwise send all tax statements to (Name, Address, Zip):
 same

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of June, 1994, at 11:09 o'clock A.M., and recorded in book/reel/volume No. 20296 or as fee/file/instrument/microfilm/reception No. 83562, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 By *Pauline Mullenda* Deputy

Fee \$30.00