

After recording return to:

NO CHANGE IN TAX STATEMENTS

Mr. Terrence R. Pancoast
Stoel Rives Boley Jones & Grey
900 SW Fifth Avenue, Suite 2300
Portland, Oregon 97204

BARGAIN AND SALE DEED

DARYL J. KOLLMAN and MARTA C. KOLLMAN, husband and wife ("Grantor"), hereby convey to DARYL J. KOLLMAN and MARTA C. KOLLMAN, as tenants in common ("Grantee"), the real property described in attached Exhibit A.

The true consideration for this conveyance is \$0.

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.

The purpose for this Deed is merely to change the tenancy under which the properties described in Exhibit A re held from a tenancy by the entirety to a tenancy in common.

DATED this 13th day of April, 1995.

Daryl J. Kollman
Daryl J. Kollman

Marta C. Kollman
Marta C. Kollman

STATE OF OREGON)

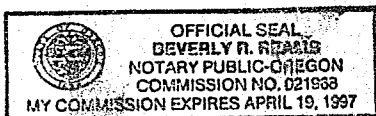
County of Multnomah)

ss.

April This instrument was acknowledged before me on
~~February~~ 13, 1995, by Daryl J. Kollman.

[SEAL]

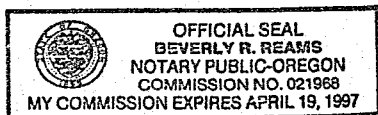
Beverly R. Leams
Notary Public for Oregon
My commission expires: 4-19-97



STATE OF OREGON)
) ss.
County of Multnomah)

April This instrument was acknowledged before me on
~~February~~ 13, 1995, by Marta C. Kollman.

[SEAL]



Beverly R. Reams
Notary Public for Oregon
My commission expires: 4-19-97

EXHIBIT A

ALL THAT REAL PROPERTY LOCATED IN KLAMATH COUNTY,
OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY NO. 1: 1010 Pine Street

All of Lot 6, Block 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the most Westerly 19 feet of said Lot as conveyed by Samuel T. Summers and Nellie H. Summers, husband and wife to Horace S. Clark by Deed dated January 16, 1905, and recorded February 23, 1905, in Book 17 at Page 163, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Southeast twelve feet (SE 12 feet) of the Northeast Forty-seven and 83/100 (NE 47.83 feet) of Lot 6, Block 48, Nichols Addition to the City of Klamath Falls, which was deeded to the City of Klamath Falls to be used as an alley by the Public as recorded October 27, 1958 in Book 305 at Page 360, Deed Records of Klamath County, Oregon.

CODE 1.1 MAP 3809-32AA TL 8000

PROPERTY NO. 2

PARCEL 1: 120 S. Carroll

Lot 2 and the North 10 feet of Lot 3, Block 6, LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32CB TL 7200

PARCEL 2: 532 Riverside

Lots 18 and 19, Block 4, WEST KLAMATH FALLS, FORMERLY WEST LINKVILLE, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-32CD TL 1400

PARCEL 3: 214 Riverside

The following portion of Lot 6, Block 4, WEST KLAMATH FALLS, in the County of Klamath, State of Oregon.

Beginning at the Northeast corner of said Lot 6; thence Westerly on the line between Lot 5 and said Lot 6, 200 feet; thence Southerly, at right angles with the North line of said Lot, 52 feet; thence Easterly and parallel with said North line, 200 feet to street line; thence Northerly along the line of said street, 52 feet to the place of beginning, being a

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strip of land 52 feet wide off the North side of said Lot 6,
Block 4.

9687

CODE 1 MAP 3809-32CB TL 7800

PROPERTY NO. 3: 142 Riverside

The South 40 feet of Lot 3 and all of Lot 4, Block 4, WEST
KLAMATH FALLS, in the city of Klamath Falls, in the county of
Klamath, State of Oregon.

Code 1 Map 3809-32CB Tax Lot 7600

PROPERTY NO. 4: Vacant Lot - Riverside

Lot 17 in Block 4, WEST KLAMATH FALLS ADDITION to the City of
Klamath Falls, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

Stone House Ranch

TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN

Section 10: Lot 4, NW 1/4 SE 1/4, SE 1/4 SE 1/4

Section 11: Lot 1

Section 14: Lots 1, 2, 3, 4, 5, 6, and W 1/2 SW 1/4

Section 15: N 1/2 NE 1/4, SW 1/4 NE 1/4, NE 1/4 SE 1/4, Lots
1, 6 7 and 8, EXCEPTING THEREFROM: Beginning at
a 5/8 inch rebar with cap, marking the center
quarter of Section 23, Township 38 South, Range
8 East of the Willamette Meridian, Klamath
County, Oregon, said center quarter also being
the Northwest corner of that parcel of land
shown as Parcel 1 on record survey 1571 as filed
in the Klamath County Surveyor's Office, Klamath
County, Oregon; thence North 20°05'27" West
7745.10 feet to a 5/8 inch rebar; said 5/8 inch
rebar being the true point of beginning; thence
North 17°08'43" East to a 5/8 inch rebar; thence
South 78°35'53" West 704.19 feet to a 5/8 inch
rebar; thence South 17°08'43" West 704.19 feet
to a 5/8 inch rebar; thence North 78°35'53" East
704.19 feet to the true point of beginning.

Section 22: Lot 9

Section 23: Lots 7, 8, 9 and NE 1/4 NW 1/4; also all those
portions of Lots 1, 2, and 10 which lie North of
the Rock Creek Road and Northwest of the

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following described line: Beginning at a point in the North boundary of the Rock Creek Road which is South $27^{\circ}44'$ West from the Southeast corner of the SE $1/4$ NW $1/4$ of Section 23; thence North $27^{\circ}44'$ East to said Southeast corner of the SE $1/4$ NW $1/4$ of said Section 23.

ALSO, all those parts of Lots 2 and 5 of Section 15 and Lot 1 of Section 22 that lie North and East of the following described line: Beginning at the Northeast corner of Lot 3 of said Section 22; thence Northerly along the section line between Sections 22 and 23, 1435 feet to the center of "The Neck"; thence North $38^{\circ}51'$ West along "The Neck" 4145 feet, more or less, to an intersection with the North and South center line of said Section 15; thence Northerly along said center line of Section 15 to the quarter section corner on the North boundary of said Section 15.

Klamath Cold Storage Facility

An irregular parcel of Burlington Northern Railroad Company's station ground property situated in Government Lot 7 (SW $1/4$) of Section 33, T. 38 S. R. 9 E.W.M. in the City of Klamath Falls, above said County and State more particularly described as follows:

Commencing at the West $1/4$ corner of said Section 33; thence N. $00^{\circ}01'$ W. along the West line thereof, 69.3 feet; thence S. $55^{\circ}27'$ E. 188.55 feet; thence S. $10^{\circ}27'$ W. 25.27 feet to the True Point of Beginning, on the Southerly line of South Sixth Street; thence S. $10^{\circ}46'30''$ W. 427.39 feet to the True Point of Beginning of that tract of land described in Volume 80 on page 562 of the Klamath County Deed Records; thence following along the Westerly line of said tract the following courses, S. $10^{\circ}46'30''$ W. 256.81 feet (259.69 feet by said Volume 80 Page 562), along the arc of a curve to the left 618.95 feet (radius = 573.14 feet, central angle = $61^{\circ}52'30''$ and the long chord bears S. $20^{\circ}09'45''$ E. 539.31 feet) to a point lying 14.5 feet Northeasterly, as measured at right angles, from the centerline of the 100-foot wide railroad right-of-way corridor occupied jointly by Grantor herein and Southern Pacific Railroad Company and S. $51^{\circ}06'$ E. along a line drawn parallel with and distant 14.5 feet Northeasterly from said centerline, 182.02 feet; thence N. $38^{\circ}54'$ E. 16.21 feet; thence Northwesterly along the arc of a curve to the right (radius = 484.18 feet, central angle = $26^{\circ}37'30''$ and long chord bears N. $37^{\circ}47'15''$ W. 222.98 feet) 225.00 feet to the Southernmost corner of that certain parcel conveyed to the former Great Northern Railway Company by deed and recorded in

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Volume 82 on page 172 of the Klamath County Deed Records; thence continuing Northwesterly along the Easterly boundary of the above said parcel the following courses, along a curve to the right (radius = 484.18 feet, central angle = $12^{\circ}38'00''$ and the long chord bears N. $18^{\circ}09'30''$ W. 106.54 feet) 106.76 feet, Northerly on a curve to the right (radius = 702.55 feet, central angle = $22^{\circ}37'00''$ and the long chord bears N. $00^{\circ}32'00''$ W. 275.52 feet) 277.32 feet, N. $10^{\circ}46'30''$ E. 70.23 feet, along a curve to the right (radius = 706.05 feet, central angle = $1^{\circ}27'00''$ and the long chord bears N. $17^{\circ}12'30''$ E. 17.87 feet) 17.87 feet and N. $10^{\circ}46'30''$ E. 589.64 feet to the Southerly line of South Sixth Street; thence along the Southerly line of South Sixth Street the following courses, N. $55^{\circ}46'30''$ W. 149.88 feet, N. $61^{\circ}41'40.5''$ W. 32.28 feet and N. $73^{\circ}32'01.5''$ W. 32.28 feet to the True Point of Beginning.

EXCLUDING, herefrom, that portion of the above described parcel lying Southwesterly of a line drawn parallel with and distant 30.5 feet Northeasterly as measured at right angles from the centerline of said 100-foot wide railroad right-of-way corridor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Pancoast the 18th day
of April A.D., 19 95 at 11:03 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 9684.

Bernetha G. Letsch, County Clerk

FEE \$55.00

By [Signature]

EXHIBIT A
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