

NA

BARGAIN AND SALE DEED

MTC 35373 NF

KNOW ALL MEN BY THESE PRESENTS, That EDWARD WATSON AND SHIRLEY WATSON, AS TENANTS BY THE ENTIRETY

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ACTION SPORTSWEAR, INC., A TEXAS CORPORATION, hereinafter called grantor, 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:

AN UNDIVIDED 1/2 INTEREST IN AND TO THE BELOW DESCRIBED PROPERTY:

Lot 24 in Block 41 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

06-12-95 P03:54 RCVD

(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 \$ 2,000.00

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 15th day of April, 1995; 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.

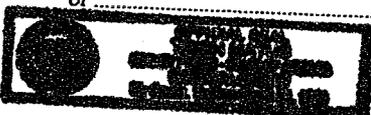
EDWARD WATSON

SHIRLEY WATSON

STATE OF ARIZONA, County of Maricopa

This instrument was acknowledged before me on May 24, 1995, by Edward Watson and Shirley Watson

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



My commission expires 3-31-98

Form with fields for Grantor's Name and Address (Edward Watson & Shirley Watson, 410 E. Horseshoe Ave, Gilbert, AZ 85296) and Grantee's Name and Address (Action Sportswear, Inc., 1101 Main Street, Garland, TX 75040).

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 12th day of June, 1995, at 3:54 o'clock P.M., and recorded in book/reel/volume No. M95 on page 15487 or as fee/file/instrument/microfilm/reception No. 1427

Record of Deeds of said County. Witness my hand and seal of County affixed. Bernetha G. Letsch, Co Clerk, Deputy

FEE: \$30.00