

BARGAIN AND SALE DEED
ATC #01043522

KNOW ALL MEN BY THESE PRESENTS, That WESTERN ZAPATA LAND CORP., a Nevada Corporation, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ASPEN TITLE & ESCROW, INC., TRUSTEE for Perla Enterprises Inc., an Oregon Corporation, hereinafter called grantee and 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 8, 9, 11, 20, 21 and 22, Block 8; Lots 15, 16
17 and 18, Block 11; Lots 2, 3, 4, 5, 6 and 8, Block
12; Lots 2 and 3, Block 13; Lot 2, Block 15; All in
Tract No. 1107, FIRST ADDITION TO SPRAGUE RIVER PINES,
in the County of Klamath, State of Oregon.

Lots 14, 17, 21 and 22, Block 1; Lots 4, 5 and 6,
Block 4; Lots 2 and 6, Block 8; All in Tract 1029,
SPRAGUE RIVER PINES, in the County of Klamath, State
of Oregon.

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 \$6,000.00.

*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 provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 1995; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board if 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 TO VERIFY APPROVED USES.

WESTERN ZAPATA LAND CORPORATION,
A Nevada Corporation

BY *[Signature]*
President

STATE OF Hawaii)
 County of Honolulu) ss

Dated: September 8, 1995

Personally appeared Robert R. Cloutier and Robert R. Cloutier who, being duly sworn, each or himself and not one for the other did say that the former is the president and that the latter is the secretary of Western Zapata Land Corporation, a Nevada Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Justine M. Pomer
 Notary Public for ~~Oregon~~ Hawaii
 My commission expires: 8/1/97

(If executed by a corporation, affix corporate seal)

Grantor's Name and address:

Grantee's Name and address:

After recording return to:

Until a change is requested all tax statements shall be sent to the following address:

STATE OF OREGON)
) ss
 County of Klamath

I certify that the within instrument was received for record on the 20th day of September 1995, at 3:54 o'clock P M., and recorded in book/reel/ volume No. M95 on page 25486 or as fee/file/instrument/ microfilm/reception No. 6446 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk
 Name Title

By Annette Mueller
 Deputy

Fees: \$35.00