

BARGAIN AND SALE DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 145 Page 33868

LUMBERJACK INVESTMENTS, INC.

as to an undivided 1/2 interest

Grantor.

D.K. DEVELOPMENT ASSOCIATES ONE, LLC

conveys to

Grantee, the following real property situated in Klamath

County, Oregon, to-wit:

See legal description marked Exhibit "A" attached hereto and by this reference, made a part hereof, as though fully set forth herein.

95 DEC 12 P156

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ (Here comply with the requirements of ORS 93.030)
The true consideration for this conveyance consists in whole or in part
of other value given

Dated this 10 day of October, 1995

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.

LUMBERJACK INVESTMENTS, INC.
By: Kenneth H. Kinsman, President

NEVADA
STATE OF OREGON, County of DOUGLAS
This instrument was acknowledged before me on Oct. 10, 1995, 19.
by Ren Kinsman

My commission expires
CISAN HANSEW
Notary Public, State of Oregon
Appointed, Recorded in Douglas County
MY APPOINTMENT EXPIRES MAY 21, 1999

BARGAIN AND SALE DEED

Lumberjack Investments, Inc.
D.K. Dev. Assoc One, LLC
2722 Edison Avenue
Klamath Falls, OR 97603

After recording return to:
Scarpello & Alling, Ltd.
P.O. Box 3390
Stateline, NV 89449

Until a change is requested, all tax statements shall be sent to the following address:
D.K. Dev. Assoc. One, LLC
2722 Edison Avenue
Klamath Falls, OR 97603

STATE OF OREGON,

County of
I certify that the within instrument was received for record on the
day of 1995,
at o'clock M. and recorded
in book/reel/volume No. on
page of as fee/file/instrument/microfilm/reception No.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME TITLE
By Deputy

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EXHIBIT. "A"

The S 1/2 of Lot 10 and the North 120.7 feet of Lot 11, ALTAMONT RANCH TRACTS, according to the Supplemental Plat of said Tracts filed March 18, 1912, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of Lot 11, 120.7 feet South from the Northwest corner of said Lot 11; thence East and parallel to the South line of Lot 11 to the East line thereof; thence North along the East line of Lots 11 and 10, 285.2 feet; thence West on the East and West center line of Lot 10 to the West line thereof; thence South 285.2 feet, more or less, to the point of beginning.

ALSO Tract 9, ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon. EXCEPTING the North 30 feet thereof in Laverne Avenue and EXCEPTING ALSO the portion thereof described in Deed to I. L. Larkey, recorded January 30, 1948 in Book 216 at Page 265, Deed Records of Klamath County, Oregon. ALSO EXCEPTING the portion thereof described in Deed to Earl J. Stancoff recorded January 27, 1948 in Book 216 at Page 189, Deed Records of Klamath County, Oregon, and ALSO EXCEPTING that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded in Book M-65 at Page 1754, Deed Records of Klamath County, Oregon.

ALSO the N 1/2 of Lot 10, ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon.

ALSO EXCEPTING from the above described parcels that portion deeded to Bronley and recorded November 27, 1967 in Book M-67 at Page 9120, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING from the above described parcels any portion of said premises lying within the county road along the West side of said premises. ALSO EXCEPTING THEREFROM that portion lying within the boundaries of Laverne Avenue and Washburn Way.

ALSO EXCEPTING from the above described parcels that portion conveyed to Klamath County, a political subdivision of the State of Oregon by Warranty Deeds recorded April 6, 1988 in Book M-88 at Page 4926 and recorded September 4, 1991 in Book M-91 at Page 17667 and accepted by Resolution #92-011 recorded September 5, 1991 in Book M-91 at Page 17726.

CODE 41 MAP 3909-10CB TL 900
CODE 41 MAP 3909-10CB TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 12 _____ day
of _____ Dec. _____ A.D., 19 95 at 1:56 o'clock P. M., and duly recorded in Vol. _____ M95
of _____ Deeds _____ on Page 33868.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Cathy Russell