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MTC 13067772
BARGAIN AND SALE DEED - STATUTORY FORM
INDIVIDUAL GRANTOR
Vol 1306 Page 11015
K.F. Trade Center, L.L.C., an Oregon Limited Liability Company, 1805
Avalon Way, Klamath Falls, OR 97603, Grantor,
conveys to Jeffrey N. Drinkard, 910 Heritage Circle, Suite "A",
Round Rock, Texas 78664

Grantee, the following real property situated in Klamath
County, Oregon, to-wit: being an undivided 10% fee interest as tenants in common
in a certain property described in Exhibit "A" attached hereto.

MOUNTAIN TITLE COMPANY, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency,
or as to its effect upon the title to any real property
that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.020)
Being a redemption of unit certificates.

Dated this 1 day of April, 1996

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.

STATE OF OREGON, County of Orange) ss.

This instrument was acknowledged before me on April 1, 1996,
by Paul T. Manera PAUL T. MANERA, MANAGING MEMBER

DIANNE V. SANTOIANNI
Notary Public, State of New York
No. 4865864
Qualified in Orange County
Commission Expires Dec. 15, 1996

Dianne V. Santoianni
Notary Public for Oregon
My commission expires 12/15/96 New York

BARGAIN AND SALE DEED

K.F. Trade Center, L.L.C.
Jeffrey N. Drinkard
910 Heritage Circle (Suite A)
Round Rock, TX 78664

GRANTOR'S ADDRESS, ZIP
After recording return to:

Jeffrey N. Drinkard
910 Heritage Circle (Suite A)
Round Rock, TX 78664

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Orange) ss.

I certify that the within instru-
ment was received for record on the
day of April, 1996,
at 12 o'clock P.M., and recorded
in book/reel/volume No. 1306 on
page 11015 or as fee/file/instru-
ment/microfilm/reception No. 1306,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Paul T. Manera Deputy

SPACE RESERVED
FOR
RECORDING'S USE

96 APR 19 P3:56

Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1

All that portion of Tracts 32, 33A and 36, ENTERPRISE TRACTS, situated in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe on the South line of said Tract 32, said point being North 89 degrees 30' 45" West, a distance of 281.8 feet from the Southeast corner of said Tract 32 (this same reference is described as being West a distance of 281.7 feet by previous records), said beginning point also being on the Northwestern line of Austin Street as deeded to Klamath County by Deed Volume 229, page 300, Deed Records of Klamath County, Oregon; thence North 34 degrees 07' 30" East at right angles to South Sixth Street and along the Northwestern line of Austin Street a distance of 183.08 feet to an iron pin on a point on a line that is parallel to and 180 feet distant at right angles from the East line of said Tract 32; thence North 0 degrees 20' 45" East along said parallel line and along the Westerly line of Austin Street a distance of 722.70 feet to an iron pin that is South 0 degrees 20' 45" West a distance of 400.02 feet from the iron pin marking the Southerly line of Shasta Way; thence North 89 degrees 39' 15" West a distance of 629.67 feet to an iron pin on the Southeastly line of Avalon Street; thence South 30 degrees 37' 00" West along the Southeastly line of Avalon Street a distance of 667.53 feet to an iron pin on the most Northerly corner of a tract described as Parcel 3 in Deed Volume 256, page 96, Deed Records of Klamath County, Oregon; thence South 59 degrees 23' 00" East along the Northerly line of said tract a distance of 149.94 feet to an iron pin; thence South 30 degrees 37' 00" West along the Southeastly line of said tract a distance of 59.20 feet to an iron pin on the Northerly line of Pershing Way; thence South 55 degrees 52' 30" East along the Northerly line of Pershing Way a distance of 485.15 feet to an iron pipe on the Southerly projection of the line between Tracts 32 and 36, Enterprise Tracts; thence North 0 degrees 14' 30" West along said projected line a distance of 98.97 feet to an iron pipe on the Southwest corner of said Tract 32; thence South 89 degrees 30' 45" East along the Southerly line of said Tract 32 a distance of 362.50 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 3, said point being marked by a cased iron pin; thence South 0 degrees 00' 30" East along the Westerly line of said Section 3 a distance of 826.80 feet to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the centerline of the Klamath Falls-Lakeview Highway, also known as South Sixth Street, as the same is now located and constructed; thence South 55 degrees 52' 30" East, along said parallel line a distance of 1682.84 feet to an iron pin on the Northwestern line of Austin Street; thence North 34 degrees 07' 30" East along said line a distance of 235.00 feet to an iron pin on the Northerly line of Pershing Way, said point being the True Point of Beginning of this description; thence North 34 degrees 07' 30" East along the Northwestern line of Austin Street a distance of 282.50 feet to an iron pipe on the Southerly line of Tract 32, Enterprise Tracts, said point being North 89 degrees 30' 45" West a distance of 281.8 feet from the Southeast corner of said Tract 32 (this same reference is described as being West a distance of 281.7 feet by previous records), said point being on the Northwestern line of that tract deeded to Klamath County by Deed Volume 229, page 300, Deed Records of Klamath County, Oregon; thence North 89 degrees 30' 45" West along the Southerly line of said Tract 32, a distance of 362.50 feet to an iron pipe on the Southwest corner of said Tract 32; thence South 0 degrees 14' 30" East along the Southerly projection of the line between Tracts 32 and 36, Enterprise Tracts, a distance of 98.97 feet to an iron pipe on the Northerly line of Pershing Way; thence South 55 degrees 52' 30" East along said line a distance of 245.93 feet to the True Point of Beginning of this description.

PARCEL 3

Beginning at the iron pipe marking the Southeast corner of Enterprise Tract 32 in Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence West along the South line of Tract 32 a distance of 209.57 feet, more or less, to an iron pipe marking the Easterly line of Austin Street; thence North 34 degrees 07' 12" East along the Easterly line of Austin Street Northeasterly at right angles to the center line of South Sixth Street a distance of 161.05 feet, more or less, to an iron rod which lies on a line which is parallel to and 120 feet Westerly at right angles from the East line of Tract 32; thence North along said parallel line and the East line of Austin Street 391.3 feet, to the true point of beginning, said point of beginning being 823.0 feet South of the North line of Section 3; thence North along said parallel line and the East line of Austin Street 300.0 feet, more or less, to a point which marks the Southwest corner of a parcel of land conveyed by Swan Lake Moulding Company to William L. Wales, Jr.; thence leaving the Easterly boundary of Austin Street Easterly parallel to and 323 feet distant at right angles from the North line of Section 3, a distance of 120 feet to an iron rod marking the Southeast corner of said Wales parcel, on the East line of Tract 32; thence South along the East line of Tract 32, 300.0 feet to a point, said point being 823.0 feet South of the North line of Section 3; thence West on a line parallel to the North line of Section 3, a distance of 120 feet to the point of beginning.

PARCEL 4

The Westerly 178.1 feet of Lot 3 in Block 1, HOMIACHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 19th day
of April A.D., 19 96 at 3:56 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 11015

FEE \$35.00

By Bernetha G. Letsch, County Clerk