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AFTER RECORDING, RETURN TO:

Mark A. Norby
Stoel Rives LLP
900 SW Fifth Avenue, Suite 2300
Portland, Oregon 97204

Land Title

STATUTORY BARGAIN AND SALE DEED

OSTRANDER RESOURCES COMPANY, an Oregon corporation, formerly known as Ostrander Construction Company ("Grantor"), conveys to **COLLINS PRODUCTS LLC**, an Oregon limited liability company ("Grantee"), the real property in Lake County, Oregon described in the attached Exhibit A.

Grantor further assigns, transfers and conveys to Grantee all of Grantor's rights, title and interest in all road use agreements, easements, permits and licenses used or held by Grantor in connection the foregoing real property.

The true consideration for this conveyance is other value given.

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.

DATED this 29th day of August, 1996.

OSTRANDER RESOURCES COMPANY,
an Oregon corporation

By:


James Quinn, President

Until a change is requested, all tax statements shall be sent to the following address:
Collins Products LLC, 1618 SW First Avenue, Portland, Oregon 97201.

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STATE OF *CALIFORNIA*)
)ss.
County of *SAN FRANCISCO*

The foregoing instrument is acknowledged before me this 7th day of August, 1996, by JAMES E. QUINN the PRESIDENT of OSTRANDER RESOURCES COMPANY, an Oregon corporation, on behalf of the corporation.

Laurence A. Dever
Notary Public for ~~Oregon~~ *CALIFORNIA*
My commission expires: *11/5/96*

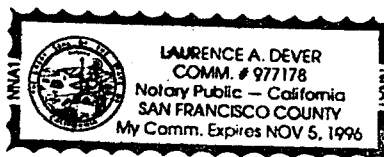
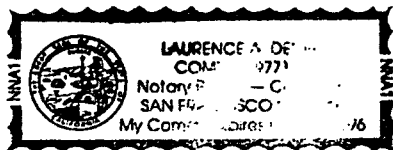


EXHIBIT A

KLAMATH COUNTY PROPERTY

Beaty Tract

Township 33 South, Range 13 East of the Willamette Meridian,
Section 36: The NE $\frac{1}{4}$.

Township 34 South, Range 13 East of the Willamette Meridian,
Section 27: The NE $\frac{1}{4}$.

Township 35 South, Range 13 East of the Willamette Meridian,
Section 19: The SW $\frac{1}{4}$.
Section 32: The NW $\frac{1}{4}$.

LAKE COUNTY PROPERTY

Callaghan Tract

Township 41 South, Range 17 East of the Willamette Meridian,
Section 6: Government Lot 2 & 4;
the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$.

DuMilieu Tract

Township 41 South, Range 17 East of the Willamette Meridian,
Section 12: The NE $\frac{1}{4}$;
the S $\frac{1}{2}$ of the SE $\frac{1}{4}$;
the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$.

Deadman Cyn

Township 39 South, Range 20 East of the Willamette Meridian,
Section 25: The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$.

Owen Butte

Township 37 South, Range 16 East of the Willamette Meridian,
Section 7: The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the
SW $\frac{1}{4}$.

Strawberry Res.

Township 40 South, Range 16 East of the Willamette Meridian,
Section 17: The N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$;
the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$.

Horse Prairie

Township 39 South, Range 21 East of the Willamette Meridian,
Section 25: The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$;
the E $\frac{1}{2}$ of the NW $\frac{1}{4}$;
the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$.

Point Ranch

Beginning at a point on the West line of Section 17, Township 41 South, Range 19 East of the Willamette Meridian, 1245 feet South of the Northwest corner of said Section 17; thence East 1112 feet to the Government Survey of the meander of Goose Lake made in 1872; thence with the meander South 29° East 170 feet; thence South 26° East 299 feet; thence leaving the meander West 1320 feet; thence with the Section line North 405 feet to the point of beginning.

O'Leary - Paisley

Township 32 South, Range 16 East of the Willamette Meridian,
 Section 22: The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$;
 the W $\frac{1}{2}$ of the SE $\frac{1}{4}$;
 the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$.
 Section 23: The SW $\frac{1}{4}$.

Lynch Brothers

Township 40 South, Range 21 East of the Willamette Meridian,
 Section 26: The N $\frac{1}{2}$ of the SE $\frac{1}{4}$.



State of Oregon } ss. Book 26
 County of Lake } File 0537

I hereby certify that the within instrument was received and filed for record on the 30 day of Aug 1996 at 11:33 o'clock A M. and recorded on Page 520 in book 234 Record of Deeds of said County

Laurie O. Conrad
 County Clerk

By Shirley Olson Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day of Sept A.D. 19 96 at 11:39 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 27935.

Bernetha G. Letsch County Clerk

By Shirley Olson

FEE \$45.00