

96 OCT -2 AM 1:19

James C. Cheyne and
Loretta M. Cheyne, Grantor

High Country, LLC, Grantee

After Recording Return to:

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

SAMUELS, YOELIN, KANTOR,
SEYMOUR & SPINRAD, LLP
200 Willamette Wharf
4640 S.W. Macadam Avenue
Portland, OR 97201

High Country, LLC
9049 Buesing Road
Klamath Falls, OR 97603

BARGAIN AND SALE DEED - STATUTORY FORM

JAMES C. CHEYNE and LORETTA M. CHEYNE, Grantor, conveys to
HIGH COUNTRY, LLC, an Oregon limited liability company, Grantee, the
following described real property situated in Klamath County,
Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein
by this reference.

The true consideration for this conveyance is \$1.00. However, the
actual consideration consists of other property and value given
which is the whole consideration.

Dated this 30 day of September, 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.

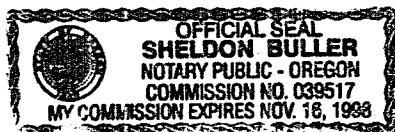
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

James C. Cheyne
James C. Cheyne

Loretta M. Cheyne
Loretta M. Cheyne

STATE OF OREGON)
County of Klamath) ss.

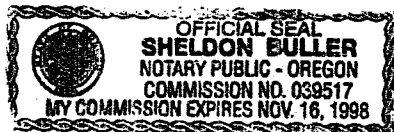
The foregoing instrument was acknowledged before me this 30 day of September, 1996, by James C. Cheyne.



Sheldon Buller
Notary Public for Oregon
My Commission Expires Nov 16, 1998

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 30 day of September, 1996, by Loretta M. Cheyne.



Sheldon Buller
Notary Public for Oregon
My Commission Expires Nov 16, 1998

EXHIBIT "A"

A tract of land situated in Farm Unit "C" and Government Lot 6 being in the SE $\frac{1}{4}$ of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 16; thence South 00°14' West 1150.00 feet to the intersection of Broadway and Rosicky Avenue; thence North 89°46' West along the centerline of said Rosicky Avenue and its extension, 2087.16 feet to a point marking the true point of beginning; thence South 00°14' West 216 feet, more or less, to the Northerly right of way line of Depot Road; thence South 71°23'40" West along said right of way line 588 feet, more or less, to the West line of the SE $\frac{1}{4}$ of said Section 16; thence Northerly along the West line of the said SE $\frac{1}{4}$ 406 feet, more or less, to a point which bears North 89°46' West from the true point of beginning; thence South 89°46' East 557 feet, more or less to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Samuels, Yoelin et al the 2nd day
of October A.D., 19 96 at 11:19 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 31241
Bernetha G. Letsch County Clerk
By Kathleen Rosa

FEE \$40.00