

'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, as to an undivided fifty (50%) percent interest, and LORETTA M. CHEYNE, as to an undivided fifty (50%) percent interest, as tenants in common, Grantor, conveys to HIGH COUNTRY, LLC, an Oregon limited liability company, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

The East 250 feet of Government Lot 3, Section 30,
Township 35 South, Range 7 East of the Willamette
Meridian.

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.

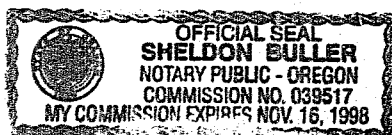
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST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

Page 2. Bargain and Sale Deed - Statutory Form

LALITV056-7TULANA2.BSD

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 31244.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Sheldon Buller Ross