

NA 40507 BARGAIN AND SALE DEED Vol. 1197 Page 20893

KNOW ALL MEN BY THESE PRESENTS, That Lost River Land & Cattle, Inc.  
an Oregon Corporation, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Nicholas Grumbine  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" Correction Deed

A parcel of land situated in Township 39 South, Range 8 East  
of the Willamette Meridian, Klamath County, Oregon, being the  
most Southerly half of the property, (and a 30(thirty) foot  
wide access easement along the Western boundary of the Northern  
half on the 305), conveyed from Frank Borges and Hazel Borges  
to Lost River Land and Cattle Inc., filed in volume 93,  
pages 2200 and 2201 of the Klamath County Deed Records.

*7/1/97 note the original deed that  
needed correction was not recorded  
Grumbine*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

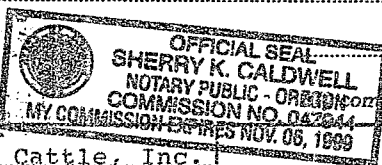
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$200,000.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)  
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8 day of December, 1995;  
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Denise Y. Popp, President

STATE OF OREGON, County of Lake ss.  
This instrument was acknowledged before me on JAN. 8, 1996,  
by \_\_\_\_\_  
This instrument was acknowledged before me on JAN 8, 1996,  
by Denise Y. Popp  
as President  
of Lost River Land & Cattle, Inc.



Sherry K. Caldwell  
Notary Public for Oregon  
Commission expires 11-6-99

Lost River Land & Cattle, Inc.  
2691 Lakeshore Drive  
Klamath Falls, OR 97601  
Grantor's Name and Address

Nicholas Grumbine  
10952 Hunting Horn Drive  
Santa Ana, CA 92705  
Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Nicholas Grumbine  
10952 Hunting Horn Drive  
Santa Ana, CA 92705

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Nicholas Grumbine  
10952 Hunting Horn Drive  
Santa Ana, CA 92705

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_ }  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or 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

35-

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

In Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Section 27: That portion of the W1/2 of E1/2 (which includes Government Lots 3 and 5) lying South of that portion conveyed to Weyerhaeuser Timber Co. by Deed recorded May 5, 1928, Deed Volume 80, page 275, Deed Records of Klamath County, Oregon, and Government Lot 4.

Section 34: Government Lots 1, 2, 3, 4, 5, 6, 7, 8 and 12

Section 35: Government Lot 1

Section 27: Beginning at a point on the center section line of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point is common with the center section line and the Southeasterly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66) and bears South a distance of 494.0 feet, more or less, from the quarter section corner common to Section 22 and 27, Township, Range and Meridian aforesaid; thence continuing South along same center section line a distance of 2661.0 feet, more or less to the Northerly right of way boundary of the Weyerhaeuser Timber Company road (Volume 80, page 275, Deed Records of Klamath County, Oregon); thence North 55 degrees 21' East along same, a distance of 36.47 feet; thence North, parallel with the aforesaid center section line a distance of 2667.2 feet, more or less, to the Southeasterly right of way boundary of aforesaid Klamath Falls-Ashland Highway; thence South 48 degrees 08' West along same, a distance of 40.28 feet more or less, to the point of beginning, being a 30 foot strip of land for private road purposes.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by Deed recorded May 17, 1989 in Volume M89, page 8560, Microfilm Records of Klamath County, Oregon.

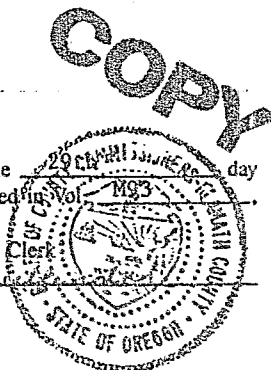
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of January A.D., 19 93 at 3:48 o'clock P. M., and duly recorded in Vol. M93  
of \_\_\_\_\_ Mortgages on Page 2202

FEE \$20.00

INDEXED

Evelyn Biehn, County Clerk  
By Carol M. [Signature]



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Nicholas Grumbine the 7th day  
of July A.D., 19 97 at 10:59 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 20893

FEE \$35.00

Return: Nicholas Grumbine  
10952 Hunting Horn Dr. By Bernetha G. Leisch, County Clerk  
Santa Ana, Ca. 92705 Kathleen Kree