

Klamath County, a Political
Subdivision of the State of
Oregon

409 Pine Street, Suite 200

Klamath Falls, OR 97601

(Grantor's Name and Address)

SoCO Development, Inc., an
Oregon Non-profit Corporation
135 South 9th Street

Klamath Falls, OR 97601

(Grantee's Name and Address)

After recording return to:

SoCO Development, Inc., an
Oregon Non-Profit Corporation
135 South 9th Street

Klamath Falls, OR 97601

Until requested otherwise
send Tax Bill to:

STATE OF OREGON)

) ss.

COUNTY OF KLAMATH)

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 _____

and/or as fee/file/instrument/

microfilm/reception No. _____

Records of said County.

Witness my hand and seal of
County affixed.

Name _____

Title _____

By _____

Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that KLAMATH COUNTY, a Political
Subdivision of the State of Oregon, hereinafter called Grantor,
for the consideration hereinafter stated, does hereby grant,
bargain, sell and convey unto SoCO DEVELOPMENT, Inc., an Oregon
Non-Profit Corporation, 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 any way appertaining, situated in
Klamath County, State of Oregon, described as follows, to-wit:

Tract 400: A tract of land lying in the southwest quarter of
Section 34, Township 39 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon, said tract being more particularly described as
follows:

Commencing at the southwest corner of said Section 34, which corner is a
point on the center line of a county road; thence North 89° 54' 58.3"
East, 467 feet along the center line of the county road; thence North 0°
10' 54.6" West, 30 feet to a point on the north right-of-way line of the
county road, and the TRUE POINT OF BEGINNING; thence continuing North 0°
10' 54.6" West a distance of 2616.67 feet to a point on the E-W center
line of Section 34, said point being stamped "A-130-2"; thence North 89°
51' 19.6" East along the E-W center line of said section, to the
southwest corner of the southeast quarter of the northwest quarter of
Section 34; thence continuing North 89° 51' 19.6" East along the E-W
center line of the section, a distance of 154.45 feet to a point "A-130-
3"; thence South 0° 10' 33.7" East, a distance of 1044.81 feet to "A-
130-4"; thence North 89° 50' 07.0" East, 510.50 feet to "A-130-5";
thence South 0° 11' 04.6" East, 1573.65 feet to "A-130-6", a point on
the north right-of-way line of the county road; thence South 89° 54'
58.3" West, along the north right-of-way line of said county road, a
distance of 1510.00 feet to "A-130-1", and the POINT OF BEGINNING.

(CONTINUED ON REVERSE SIDE.)

Tract J: The SW 1/4 of the NW 1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

But if at five (5) years from the date of the final date of execution by all the parties to that AGREEMENT FOR PLANNING, FUNDING, DEVELOPMENT AND MARKETING OF FALCON HEIGHTS CONDOMINIUMS (Agreement) dated August 27, 1997, all of the units have not been sold, Klamath County or its heirs, assigns or successors may enter and terminate that portion of the estate granted in this deed that has not been developed and marketed in accordance with that Agreement.

In addition, this instrument incorporates all of the conditions listed in that Quitclaim Deed from the United States of America to Klamath County filed in the records of the Clerk of Klamath County, Oregon at Volume M97, Page 26800.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 27th day of August, 1997; if Grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other persons 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 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.

Al Switzer, Chairman

William R. Garrard
Commissioner

M. Steven West
Commissioner

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 27, 1997.

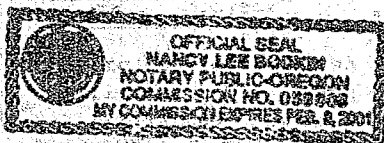
This instrument was acknowledge before me on August 27, 1997
by Al Switzer-Chair, William R. Garrard & M. Steven West
as Commissioners
of Klamath County

STATE OF OREGON,)
County of Klamath ss.

Filed for record at request of:

Nancy Lee Bodkin
Notary Public for Oregon

My commission expires Feb 8, 2001



Klamath County

on this 28th day of August A.D. 1997
at 9:22 o'clock A M. and duly recorded
in Vol. M97 of Deeds Page 28198

Bernetha G. Letsch, County Clerk

By Kathleen Harris

Fee, \$35.00

Deputy.