

RETURN TO: WILLIAM P. BRANDSNESS 411 Pine St. Klamath Falls, OR 97601	TAX STATEMENT TO: Rajnus, L.L.C. 11100 Harpold Road Klamath Falls, OR 97603	CLERK'S STAMP:
--	--	----------------

-BARGAIN AND SALE DEED-

George Rajnus and Kathleen E. Rajnus and George Rajnus, Jr, Grantors, convey to George Rajnus, L.L.C., an Oregon limited liability company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 1: SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, W $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 24, Township 39 South, Range 11 E.W.M., together with the way of necessity described as follows:

A strip of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24, T. 39 S., R. 11 E.W.M., Klamath County, Oregon, said strip of land being twenty-five (25) feet in width and being 12.5 feet each side of measured at right angles to the following described centerline: Beginning at a 5/8 inch iron pin in the centerline of the County Road known as Teare Lane, said point being N. 87°26'39" W., a distance of 379.61 feet from the brass-capped monument marking the one-fourth corner common to said Sections 13 and 24; thence S. 82°32'40" W. parallel to and 12.5 feet Northwesterly of an existing fence line a distance of 413.80 feet; thence N. 88°09'00" W. parallel to and 12.5 feet Northeasterly of said fence line a distance of 545 feet, more or less, to the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24, excepting therefrom that portion which lies within the County Road right of way. The sidelines of said strip of land shall be prolonged or shortened so as to terminate on the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24 and to provide access to the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24.

Parcel 2: The East 1200 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23 and the East 1200 feet of the South 330 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 39 South, Range 11 East of the Willamette Meridian.

The true and actual consideration for this transfer is the conveyance of assets to the limited liability company.

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 21st day of February, 1997.

George Rajnus
George Rajnus

Kathleen E. Rajnus
Kathleen E. Rajnus

George Rajnus, Jr.
George Rajnus, Jr.

STATE OF OREGON)
) ss. April 24, 1997.
County of Klamath)

Personally appeared the above-named George Rajnus, Kathleen E. Rajnus and George Rajnus, Jr. and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 12-29-2000

38196-A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William P. Brandsness the 20th day
of November A.D., 19 97 at 3:27 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 38196.

FEE \$35.00

By Kathleen Kross Bernetha G. Letsch, County Clerk