

After recording, return to: William M. Ganong
50450 514 Walnut Avenue
Klamath Falls OR 97601

Vol. M97 Page 41453

Send tax statements to: BVDP
4707 Harpold Road
Bonanza OR 97623

BARGAIN AND SALE DEED

Arie deJong, Grantor, conveys unto BVDP, an Oregon General Partnership, Grantee, all of Grantor's right, title, and interest in and to the real property located in Klamath County, Oregon, described on Exhibit "A" attached hereto and incorporated herein by this reference.

This deed has been prepared for estate planning purposes and no consideration has been paid for this transfer.

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 1st day of January, 1996.

Arie deJong

STATE OF OREGON, County of Klamath) ss.

On the 8TH day of OCTOBER ~~May~~, 1997, personally appeared the above named Arie and acknowledged the above instrument to be his voluntary act and deed.



Janice Wachter
Notary Public for Oregon
My commission expires: 12/23/98

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PARCEL 3:

A fraction of Sections 9 and 16, Township 39 S.R. 11 E.W.M., included within the following described parcels:

All those portions of Vacated Bowne Addition to the Town of Bonanza described as follows:

The West 12½ feet of Lots 2 and 23 and all of Lots 3 to 22 inclusive in Block 48;

Lots 1 to 18 inclusive and Lots 23 and 24 in Block 49;

Lots 13 to 24 inclusive in Block 50;

All of Block 67;

Lots 3 to 24 inclusive in Block 68;

Lots 3 to 22 inclusive and the West 4.5 feet of Lot 23 in Block 69;

The West 4.5 feet of Lots 2 and 23 and Lots 3 to 22 inclusive in Block 76;

All of Block 77;

All of Block 78;

Also those portions of Streets and Alleys which attach to said Lots and Blocks by operation of Law By Order of Vacation shown in Vol. 191, page 421, Deed Records of Klamath County, Oregon, including all of Vacated Park Ave. between the centerline of Union St. and the centerline of Price St.

SAVING AND EXCEPTING from the above those portions of Blocks 48 and 49 and Vacated Seattle Ave. lying Northerly of the following described line: Beginning at a point in the alley in Block 50 which bears S. 0°08' E. 141.56 feet from the Northwest corner of Lot 6 in said Block 50; thence S. 89°44'50" E., 326.97 feet; thence S. 76°54'14" E., 518.98 feet to a point on the East line of the W½ of Lot 23, said Block 48.

ALSO SAVING AND EXCEPTING the North 30 feet of Lots 3 and 4 in Block 69 of said Vacated Bowne Addition.

ALSO: Beginning at the corner common to Sections 9, 10, 15 and 16, Township 39 S.R. 11 E.W.M., which point is on the centerline of Carroll Avenue as platted on Bowne Addition to the Town of Bonanza, thence North along said centerline 330 feet, more or less, to its intersection with the centerline of Union St.; thence West along the centerline of Union St. 1110 feet, more or less, to the West line of Park Ave., thence South along the West line of Park Ave., and said West line extended, 710 feet, more or less, to the center of Lost River; thence Northeasterly and Easterly along the center of Lost River to the East line of said Section 16; thence North along said Section line a distance of 250 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING the East 45 feet of said parcel heretofore conveyed to Klamath County by Deed recorded November 28, 1947, in Vol. 214, page 247, Deed Records of Klamath County, Oregon, for Road Purposes.

All that portion of the NE¼ of Section 16 lying Southerly of the center of Lost River; the N½SE¼ of Section 16, LESS portion deeded for road described in Vol. 74, page 71, Deed Records of Klamath County, Oregon, all in Township 39 S.R. 11 E.W.M.

PARCEL 4:

Lots 19, 20, 21, and 22 in Block 49 of Vacated Bowne Addition to the Town of Bonanza. Also those portions of the streets and alleys which attach to the aforesaid lots by operation of law through the order of vacation shown in Book 191 page 421, Deed records of Klamath County, Oregon.

PARCEL 5:

Lots 1 and 2 in Block 68 of Vacated Bowne Addition to the Town of Bonanza. Also those portions of the streets and alleys which attach to the aforesaid lots by operation of law through the order of vacation shown in Book 191 page 421, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 22nd day
of December A.D., 19 97 at 1:40 o'clock P M., and duly recorded in Vol. M97,
of Deeds on Page 41453.

Bernetha G. Letsch, County Clerk

FEE \$40.00

By

Kathleen B. Ross