

AFTER RECORDING RETURN TO:

Michael W. Doyle
Doyle, Garland, Nelson, McCleery & Wade, P.C.
44 Club Road, Suite 200
Eugene, OR 97401

UNTIL A CHANGE IS REQUESTED,
MAIL ALL TAX STATEMENTS TO:

Twin Oaks Properties, LLC
P.O. Box 719
Oakridge, OR 97463

BARGAIN & SALE DEED

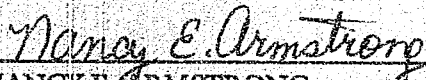
Robert L. Armstrong and Nancy E. Armstrong, husband and wife, Grantors, grant, bargain, sell and convey to Twin Oaks Properties, LLC, an Oregon limited liability company, the following described real property:

Lot 4 in Block 1 of TRACT NO. 1110, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

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 true consideration for this conveyance is other than money.


ROBERT L. ARMSTRONG

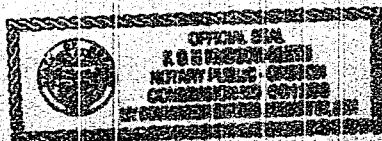

NANCY E. ARMSTRONG

BARGAIN AND SALE DEED

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STATE OF OREGON)
) ss.
 County of Lane)

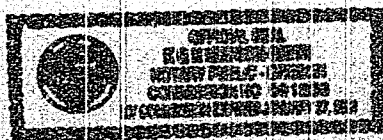
Personally appeared Robert L. Armstrong and acknowledged the foregoing instrument to be her voluntary act and deed this 11th day of February, 1998.



Kon Hudson-Smith
 Notary Public for Oregon

STATE OF OREGON)
) ss.
 County of Lane)

Personally appeared Nancy E. Armstrong and acknowledged the foregoing instrument to be her voluntary act and deed this 11th day of February, 1998.



Kon Hudson-Smith
 Notary Public for Oregon

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Michael W. Doyle the 13th day
 of February A.D., 19 98 at 11:41 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 4686

FEE \$35.00

By Bernetha G. Letch, County Clerk
Kathleen Ross

BARGAIN AND SALE DEED