

K.F. Trade Center, L.L.C., an Oregon Limited Liability Co.
c/o PTM Realty Investments, PO Box 389, Goshen, NY 10924
Grantor's Name and Address

R.J. Bowden Companies, Inc.
22835 SW Miami Drive, Tualatin, OR 97062
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
R.J. Bowden Companies, Inc.
22835 SW Miami Drive, Tualatin, OR 97062

Until requested otherwise, send all tax statements to:
R.J. Bowden Companies, Inc.
22835 SW Miami Drive, Tualatin, OR 97062

STATE OF OREGON,

SS.

County of Klamath

I certify that the within instrument
was received for record on the 23rd day
of February, 19 98 at
3:50 o'clock P. M., and recorded in
book/reel/volume No. M98 on page

5881 and/or as fee/file/instru-
ment/microfilm/reception No. 53595-Deed
Records of said County.

Witness my hand and seal of County affixed.
Bernetha G. Letach, Co. Clerk
By Kathleen Ross Deputy.

Fee: \$30.00

AMERITILE has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that K.F. Trade Center, L.L.C., an Oregon Limited Liability Company, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto R. J. Bowden Companies, Inc., 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:

The Westerly 178.1 feet of Lot 3 in Block 1, HOME ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Parcel is also described as R-3909-003BA-03400-000 (Account Number R525756), consisting of .60 Acres.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Ten Dollars \$10.00, and other valuable consideration, receipt of which is hereby acknowledged. 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 13th day of February, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Paul T. Manza MANAGING MEMBER
Grantor FOR K.F. TRADE CENTER, LLC

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

STATE OF NEW YORK, County of Orange) ss.

This instrument was acknowledged before me on February 13, 1998 by Paul T. Manza, Managing Member of K.F. Trade Center, L.L.C., an Oregon Limited Liability Company.
Notary Public, State of New York
No. 4865864
Qualified in Orange County
Commission Expires Dec. 15, 1998

[Signature]
Notary Public

My commission expires: _____