

55982

MTC 4/19/41

After recording, return to:
(File No. 49065002)

Until a change is requested, all tax
statements shall be sent to the following
address:

Thomas J. Wettlaufer

No Change

P. O. Box 749

Salem OR 97308-0749

STATUTORY BARGAIN AND SALE DEED

(ORS 93.860)

A. J. Krisik, Trustee of the Krisik Family Trust, as to an undivided 53.293 percent interest, Theodore J. Wolf, as to an undivided 33.548 percent interest, and Margaret Sturtevant, as to an undivided 13.159 percent interest, all as tenants in common, Grantors, convey and warrant to Key Broadcasting, LLC, a Delaware limited liability company, Grantee, the real property described on the attached Exhibit "A", by this reference incorporated as a part of this deed, free of encumbrances except those of record.

Grantors are conveying their interest in this property to Grantee in return for membership interests in Grantee.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE 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. ORS 93.040(1)

DATED this 26th day of March, 1998.

GRANTEES:

A. J. Krisik
A. J. Krisik, Trustee of the Krisik Family Trust

Theodore J. Wolf
Theodore J. Wolf

Margaret Sturtevant
Margaret Sturtevant

11399

STATE OF California)
County of Sacramento) ss.

This instrument was acknowledged before me on March 4, 1998, by A. J. Krisik, as Trustee of the Krisik Family Trust.

Before me:

[Signature]
NOTARY PUBLIC FOR
My Commission Expires: _____

STATE OF _____)
County of _____) ss.

This instrument was acknowledged before me on _____, 1998, by Theodore J. Wolf.

Before me:

NOTARY PUBLIC FOR
My Commission Expires: _____

STATE OF _____)
County of _____) ss.

This instrument was acknowledged before me on _____, 1998, by Margaret Sturtevant.

Before me:

NOTARY PUBLIC FOR
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF

Sacramento)On 3/4/98
DATE

before me,

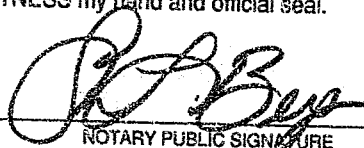
Sandra L. Berg, Notary Public

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, A. J. Kwisik

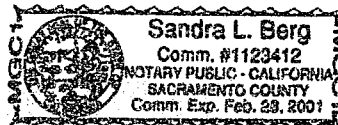
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC SIGNATURE

(SEAL)



OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT _____

DATE OF DOCUMENT _____

NUMBER OF PAGES _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF STANISLAUS)On 3/11/98 before me, Matthew Hoag "Notary Public"
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared, THEODORE J. WOLF

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
 person(s) acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]
 NOTARY PUBLIC SIGNATURE

(SEAL)

OPTIONAL INFORMATIONTITLE OR TYPE OF DOCUMENT STATUTORY BARGAIN AND SALE OF DEED.DATE OF DOCUMENT 3/11/98 NUMBER OF PAGES 4SIGNER(S) OTHER THAN NAMED ABOVE A.J. KRISIK, and MARGARET STURKMAN.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF STANISLAUS)On 03/24/98
DATEbefore me, Jack R. Jones, Notary Public

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Margaret Sturtevant

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC SIGNATURE

(SEAL)



OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT Statutory Bargain And Sale of Deed

DATE OF DOCUMENT _____

NUMBER OF PAGES Four (4)SIGNER(S) OTHER THAN NAMED ABOVE A. J. Krisik and Theodore J. Wolf

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southeast corner of Section 31, Township 38 South, Range 9 East of the Willamette Meridian; thence South 89 degrees 4' West 380 feet; thence North 0 degrees 49' West a distance of 147.5 feet, more or less, to the intersection of the extension of the Northerly line of Lot 3, Block 5 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Westerly along the course of the Northerly line of said Lot 3, 146.6 feet, more or less, to the Northwest corner of said Lot 3, Block 5; thence Northerly 45 feet, more or less, to the Southwest corner of Lot 5 of said Block 5; thence Easterly along the Southerly line of lot 5 of said Block 5, 146.6 feet; thence North 49 degrees West to the Southerly line of Henrietta Street; thence Easterly along the Southerly line of Henrietta Street to the section line between Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence Southerly along said section line to the point of beginning, being vacated Blocks 1 and 4 and Lot 4 of Block 5 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, and those portions of Armour Avenue, Seymour Avenue and Pasadena Avenue accruing to said blocks and lot by reason of such vacation.

Beginning on the section line between Section 31, Township 38 South, Range 9 East of the Willamette Meridian and Section 6, Township 39 South, Range 9 East of the Willamette Meridian at a point 89 degrees 41' West 586.6 feet from the Southeast corner of said Section 31; thence Northerly along the Westerly line of Inez Avenue WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, to the Southwest corner of the intersection of said Inez Avenue and Henrietta Street; thence Westerly along the Southerly line of Henrietta Street 280 feet; thence Southerly and parallel with the Easterly line of Inez Avenue 135 feet to the Northwesterly corner of Lot 3, Block 10, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Easterly along the course of the Northerly line of said Lot 3, 140 feet to a point; thence Southerly and parallel with the Easterly side of said Lot 3, 45 feet to a point; thence Westerly and along the course of the Southerly line of Lot 3 of said Block 10, 200 feet to a point on the Westerly line of Roy Avenue, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Northerly along the Westerly line of said Roy Avenue to the intersection of the South line of Henrietta Street; thence Westerly along the Southerly line of Henrietta Street 290 feet to a point; thence Southerly and parallel with the Easterly line of Lot 5 and 6, Block 20, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, 90 feet to a point; thence Westerly and along the course of the Southerly line of said Lot 5, Block 20 to the Southwest corner thereof; thence Southerly to the Northwest corner of Lot 2, Block 20 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Easterly along the course of the Northerly line of said Lot 2, 129.5 feet to a point; thence Southerly and parallel to the Easterly line of Lots 1 and 2, Block 20, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, to the Section line between Section 31, Township 38 South, Range 9 East of the Willamette Meridian, and Section 6, Township 39 South, Range 9 East of the Willamette Meridian; thence Easterly along said Section line to the point of beginning, being vacated Blocks 9, 14 and 15 and Lots 1, 2, 4, 5 and 6, Block 10 and Lots 3 and 4, Block 20 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, and the portions of Estella Avenue, Roy Avenue, Carroll Avenue and Robbins Avenue accruing thereto by reason of such vacation.

11404

EXHIBIT "A"
LEGAL DESCRIPTION
(CONTINUED)

Beginning at the Northwest corner of the intersection of Henrietta Street and Armour Avenue in WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, thence Westerly along the Northerly line of Henrietta Street, 1281.9 feet, more or less, to the Southwest corner of the vacated Lot 1, Block 19, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Northerly 873.9 feet to the Southerly line of Bridge Street, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence North 89 degrees East 115 feet; thence Southerly and along the Westerly line of Robbins Avenue 182.9 feet to a point; thence Easterly and along the course of the Southerly line of Lot 8, Block 17, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, 160 feet, more or less, to the Southeast corner of said Lot 8; thence Southerly along the Westerly line of Lot 1, said Block 17 to the Southerly corner thereof; thence North 89 degrees East to a point on the Easterly line of Roy Avenue, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Northerly along the Easterly line of said Roy Avenue to its intersection with the Northerly line of Bridge Street, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence North 89 degrees East 340 feet to a point; thence South 0 degrees 49' East 465 feet; thence North 89 degrees East 466.6 feet to a point on the Westerly line of Armour Avenue; thence Southerly along the Westerly line of Armour Avenue 465 feet, more or less, to the point of beginning, being vacated Blocks 2, 3, 6, 8, 11, 13, 16, 19, 18, 12 and 7 and Lots 9 and 12, Block 17, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, and the portions of Seymour Avenue, Pasadena Avenue, Inez Avenue, Estella Avenue, Roy Avenue, Carroll Avenue, Robbins Avenue, Chittenden Street, Westlake Boulevard and Bridge Street accruing thereto by reason of said vacation.

Beginning at the Southeasterly corner of Lot 2, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon; thence Southerly along the Westerly line of Armour Avenue of said CARROLL'S ADDITION to the City of Klamath Falls, Oregon, 45 feet to a point; thence South 89 degrees West 466.6 feet to a point; thence North 0 degrees 49' West, 465 feet to a point; thence North 89 degrees East, 526.6 feet, more or less, to the Easterly Section line of Section 31, Township 39 South, Range 9 East of the Willamette Meridian; thence South 49 degrees East, 330 feet; thence Westerly and along the course of the Northerly line of Lot 3, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, to the Northwest corner of said Lot 3; thence Southerly and along the Westerly line of Lots 2 and 3 of said Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, 90 feet, more or less, to the Southwesterly corner of Lot 2 of said Block 1; thence Easterly along the Southerly line of said Lot 2, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, 115 feet, more or less, to the point of beginning, being vacated Blocks 2 and 3, and Lots 1, 4, 5, 6, 7, 8 and 9 of Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, and those portions of Armour Avenue, Seymour Avenue, Pasadena Avenue and Bridge Street accruing thereto by reason of said vacation, and Lots 3 and 4, Block 17, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon.

Lots 2 and 3, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

-PAGE 2 OF LEGAL DESCRIPTION-

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 8th day
of April A.D., 19 98 at 11:31 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 11398.

FEE \$60.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross