

After recording, return to:

Joel L. Auger
Hagen, Dye, Hirschy & DiLorenzo, P.C.
888 SW Fifth Avenue, Ste. 1000
Portland, OR 97204

Until requested otherwise
send all tax statements to:

Rogue Aggregates, Inc.
3770 Kirtland Road
Central Point, OR 97502

K-21992
BARGAIN AND SALE DEED

FRANK H. WALLACE and PEGGY L. WALLACE, Grantors, convey to **WALLACE ROCK PIT, LLC**, an Oregon limited liability company, Grantee, all of Grantors' right, title, and interest in the real property situated in Klamath County, Oregon and described as follows:

See Exhibit A attached and incorporated by this reference

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 property or value given
DATED the 3th day of May, 1998.

GRANTORS:

Frank H. Wallace

Frank H. Wallace

Peggy L. Wallace

Peggy L. Wallace

STATE OF OREGON/County of Jackson) ss.

This instrument was acknowledged before me on May 8, 1998, by Frank H. Wallace and Peggy L. Wallace.



Ruth Richie

Notary Public For Oregon

EXHIBIT A

Parcel 1:

A tract of land being a portion of Parcel 3 of Land Partition 30-94, situated in the N $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the C-E 1/16 corner of said Section 5 and being the Northwest corner of said Parcel 3; thence N. 89°58' E. along the North line of said Parcel 3, 666.5 feet, more or less, to a point from which the East $\frac{1}{4}$ corner of said Section 5 bears N. 89°59' E. 660.00 feet; thence S. 44°58' W. 660.44 feet; thence S. 89°59' W., parallel to the said North line, 1195.85 feet to a point on the West line of said Parcel 3; thence N. 00°42'15" W. 467.03 feet to the point of beginning, containing 4.63 acres, more or less, with bearings based on "Land Partition 30-94" (R.O.S. 5709) on file at the office of the Klamath County Surveyor.

Also, A tract of land being a portion of Parcel 2 of Land Partition 30-94, situated in the N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the C-E 1/16 corner of said Section 5, being the Northerly corner common to Parcels 2 and 3 of said Land Partition 30-94, thence S. 89°59' W. along the boundary of said Parcel 2, 732.55 feet; thence S. 45°01' E. 660.44 feet; thence N. 88°59' E. 271.15 feet to a point on the East line of said Parcel 2; thence N. 00°42'15" W., along the said East line 467.03 feet to the point of beginning. Containing 5.38 acres, with bearings based on "Land Partition 30-94" (R.O.S. 5709) on file at the office of the Klamath County Surveyor.

Also, A tract of land being a portion of parcel 2 of Land Partition 30-94, situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 41 South, Range 10 E.W.M, Klamath County, Oregon, being more particularly described as follows:

Beginning at the center $\frac{1}{4}$ corner of said Section 5; thence N. 00°37'30" W. along the East line of said Parcel 2, 365.57 feet to a point on the Northeasterly line of a 40 foot wide non-exclusive easement (as shown on said "Land Partition 30-94"); thence, along the said Northeasterly line, N. 53°20'46" W. 119.95 feet and N. 48°07'32" W. 767.45 feet; thence South 949.62 feet to a point on the East-West center section line of said Section 5; thence N. 89°59' E. 671.67 feet to the point of beginning, containing 10.00 acres, with bearings based on "Land Partition 30-94" (R.O.S. 5709) on file at the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 11th day
of May A.D., 19 98 at 11:56 o'clock A. M., and duly recorded in Vol. M98,
of Deeds on Page 15894.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa