

AFTER RECORDING RETURN TO:

Peter L. Osborne, Esq.  
1211 S.W. Fifth Avenue  
Suite 1800  
Portland, Oregon 97204

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO:

Newman Enterprises, Inc.  
3005 Vale Road  
Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

NEWMAN ENTERPRISES, INC., Grantor, conveys to 7 GRAND, INC., an Oregon corporation, Grantee, an undivided one-half interest in the following real property located in Klamath County, Oregon, it being the Grantor's intention to create hereby a tenancy in common between Grantor and Grantee, each with an undivided one-half interest:

Lots 4 to 7, inclusive, Block 2; Lots 6 to 10, inclusive, Block 3; Lots 1 to 14, inclusive, Block 4; Lots 1 to 3, inclusive, Block 5;

All in FAIRFIELD, and vacated alley lying in Blocks 4 and 5 and vacated Burger Avenue and vacated DeWoody Street, in the County of Klamath, State of Oregon.

EXCEPTING the North one-half of vacated DeWoody Street adjacent to Lot 5, Block 3.

The true consideration for this conveyance consists of or includes other property or other value given or promised.

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.

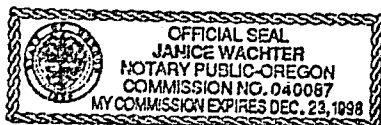
Dated this 28 day of April, 1998.

NEWMAN ENTERPRISES, INC.

By: Douglas Newman  
Douglas Newman, President

STATE OF OREGON            )  
                                       ) ss.  
 County of Klamath        )

This instrument was acknowledged before me this 28<sup>TH</sup> day of April, 1998, by Douglas Newman, as President of NEWMAN ENTERPRISES, INC., an Oregon corporation, on behalf of the corporation.



Janice Wachter  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 12-23-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Peter L. Osborne the 21st day  
 of July A.D., 19 98 at 2:23 o'clock P.M., and duly recorded in Vol. M98,  
 of Deeds on Page 26556.

FEE \$35.00

By Kathleen Rose  
 Bernetha G. Letsch, County Clerk