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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That TOD E. McCLASKEY, JR., hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey all of his interest and any interest he may hereafter acquire in such real property unto TOD E. McCLASKEY, JR., Trustee of the Tod E. McClaskey, Jr. Revocable Living Trust dated June 26, 1998, as amended, hereinafter called Grantee, and unto Grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit "A" for legal description

To Have and to Hold the same unto the said Grantees and Grantee's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is -0-.

The liability and obligations of Grantor to Grantee and Grantee's successor and assigns under the warranties and covenants contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantor under any title insurance policy, and Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the Grantor has executed this instrument this 26 day of June, 1998.

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.

THE BUILDING DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE BUILDING IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Grantor Name and Address:

Tod E. McClaskey, Jr.
656 Officer's Row
Vancouver, WA 98661

Grantee Name and Address:

Tod E. McClaskey, Jr.
656 Officer's Row
Vancouver, WA 98661

After recording, return to (Name, Address, Zip):

Philip B. Janney, Attorney at Law
P.O. Box 1086
Vancouver WA 98666

Until requested otherwise, send all tax statements to:

Tod E. McClaskey, Jr.
656 Officer's Row
Vancouver, WA 98661

Accepted on the 26 day of June, 1998.

Tod E. McClaskey, Jr.
TOD E. McCLASKEY, JR., Trustee

Tod E. McClaskey, Jr.
TOD E. McCLASKEY, JR.

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that TOD E. McCLASKEY, JR. is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: June 26, 1998
Sarah Pugh
Notary Public in and for the State of
Washington, residing at Clark County.
My appointment expires: 1/15/02

SARAH JEAN PUGH
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 15, 2002

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EXHIBIT "A"

30666

Real property commonly known as 2607 South 6th Street, Klamath Falls, Klamath County, State of Oregon, and legally described as follows:

A parcel of land situate in the NW¼ NW¼, Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Section corner marking the NW corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 0° 00' 30" E. along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75 feet distant at right angles Northeastly from the centerline of the Dalles--California Highway, also know as South Sixth Street, as the same is now located and constricted; thence S. 55° 52½' E. along said parallel line 36.2 feet, more or less, to a point in the line marking the Easterly boundary of Washburn Way, as the same is now located and constructed, which point is the true point of beginning of this description, running thence S. 55° 52½' E. along said parallel line 296.92 feet, more or less to a point; thence No. 34° 07' 30" E., 175 feet, more or less, to a point on the Southwesterly right of way line of Pershing Way; thence N. 55° 52' 30" W. along said right of way line a distance of 402.52 feet, more or less, to its intersection with the Easterly right of way line of Washburn Way, thence S. 0° 00' 30" E. along said right of way line 211.4 feet, more or less, to the true point of beginning.

Less any portion lying within the right of way of Washburn Way.

SUBJECT TO THE RESTRICTIONS THAT said real property may not be used for a theater, or theater parking, until the presently existing theater building is removed, or for fifteen (15) years, whichever is later.

This property is free of liens and encumbrances EXCEPT: Reservations and restrictions of record

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Tod E. McClaskey Jr. the 20th day
of August A.D., 19 98 at 1:15 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 30665

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross