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#48260

65019

98 AUG 24 P2:14 Vol. 1798 Page 31000

KLAMATH PACIFIC CORPORATION

Grantor's Name and Address

KLAMATH CASCADE GROUP LLC

Grantee's Name and Address

KLAMATH CASCADE GROUP LLC

2618 Westgate Drive

Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

KLAMATH CASCADE GROUP LLC

2618 Westgate Drive

Klamath Falls, Oregon 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

ATC 02048260
BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that KLAMATH PACIFIC CORPORATION an Oregon corporation

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KLAMATH CASCADE GROUP LLC, an Oregon limited liability company 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:

See Attached Exhibit "A", "B" & "C"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$356,000.00. However, the consideration consists of the interest in the property or value given or promised which is part of the whole (indicate which) consideration. The balance of the consideration is not to be paid or is not to be paid in cash or in kind.

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 24th day of August, 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.

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.

KLAMATH PACIFIC CORPORATION
an Oregon corporation

x Robert A. Stewart
Robert A. Stewart President
Marilyn Stewart, Sec.
Marilyn Stewart
Klamath

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 19____,

by _____, 1998,

This instrument was acknowledged before me on August 24th, 1998,

by Robert A. Stewart and Marilyn Stewart

as President and Secretary

Klamath Pacific Corporation an Oregon corporation



OFFICIAL SEAL
LAURA J. BUTLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 312887
MY COMMISSION EXPIRES MAY 31, 2002

Notary Public for Oregon

My commission expires 5/31/2002

EXHIBIT "A"

PARCEL 1:

Government Lot 2, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pin which marks the center of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, and which point is also the Southeast corner of First Addition to Terminal Tracts and running thence South along the quarter line 1320 feet to the Southeast corner of Government Lot 2; thence West along the South line of Government Lot 2 to its intersection with the East right of way line of The Dalles-California Highway #97; thence Westerly and Northerly following the Easterly right of way line of The Dalles-California Highway #97 to its intersection with the North line of Government Lot 2, which line is also the South line of First Addition to Terminal Tracts; thence East along the North line of Government Lot 2, which line is also the South line of Terminal Tracts, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by deed recorded June 25, 1979, in Volume M-79 at Page 14975, Deed Records of Klamath County, Oregon.

PARCEL 2:

The following described real property situate in the County of Klamath, State of Oregon;

The NE 1/4 SE 1/4, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, TOGETHER WITH the right of ingress and egress to and from the land hereby conveyed, over and upon the road presently located upon the SE 1/4 SE 1/4, Section 18, Township 38 South, Range 9 East of the Willamette Meridian. EXCEPTING THEREFROM that portion reserved to W. D. Miller Construction Company by deed dated October 14, 1958, recorded October 21, 1958 in Volume 305 at Page 166, Deed Records of Klamath County, Oregon.

The SW 1/4 NE 1/4, NW 1/4 SE 1/4, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Continued on next page

EXHIBIT "A" CONTINUED

A tract of land situated in Lot 1, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1; thence North 89 degrees 25' West along the North line of said Lot 1 to the Northerly right of way line of The Dalles-California Highway; thence Southeasterly along said right of way line to the East line of said Lot 1; thence North 0 degrees 22' East along the East line of said Lot 1 to the point of beginning.

The SE 1/4 SE 1/4, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, LESS area occupied by Highway as described in Book 95 at Page 181, Deed Records of Klamath County, Oregon. EXCEPTING THEREFROM a parcel of land in the Southwest corner of said SE 1/4 SE 1/4 of said Section 18, lying South of a line drawn parallel to and 347.77 feet Northeasterly at right angles from the centerline of the paved surface of Highway 97 as now constructed.

A parcel of land lying in the SE 1/4 SE 1/4, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said parcel lying between the Northeasterly right of way line of The Dalles-California Highway and a line parallel to and 347.77 feet distant Northeasterly from the centerline of the The Dalles-California Highway, said parcel being more particularly described as follows: Beginning at a point on the South line of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said point also lying on the Northeasterly right of way line of The Dalles-California Highway; thence Northwesterly along the Northeasterly right of way line of The Dalles-California Highway to a 1 1/2" pipe on the West line of the SE 1/4 SE 1/4 of said Section 18, said 1 1/2" pipe being 1068.93 feet South of the Northwest corner of the SE 1/4 SE 1/4 of said Section 18; thence North along the West line of the SE 1/4 SE 1/4 of said Section 18 to a point which lies 347.77 feet Northeasterly, when measured at right angles, from the center line of The Dalles-California Highway; thence Southeasterly parallel to and 347.77 feet distant from the center line of The Dalles-California Highway to a point on the South line of said Section 18; thence West along the South line of said Section 18 to the point of beginning.

SAVING AND EXCEPTING THE FOLLOWING PARCELS DESCRIBED IN EXHIBITS B & C. AND FURTHER EXCEPTING ANY PORTION LYING SOUTHERLY OF WEST CAMPUS DRIVE.

Continued on next page

EXHIBIT "A" CONTINUED

EXHIBIT "B"

PARCEL 1 - Fee

A parcel of land lying in Lot 1 and in the SE 1/4 SE 1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, state of Oregon, the said parcel being that portion of said subdivisions lying Northeasterly of the existing The Dalles-California Highway and included in a strip of land 100 feet in width, 50 feet on each side of the center line of West Campus Drive which center line is described as follows:

Beginning at Engineer's center line Station 1+25.36, said station being 169.20 feet North and 1402.72 feet West of the Southeast corner of Section 18, Township 38 South, Range 9 East of the Willamette Meridian; thence North 51 degrees 02' 50" East 262.45 feet; thence on a 1041.74 foot radius curve right (the long chord of which bears North 72 degrees 35' 51.5" East 765.30 feet) 783.65 feet; thence on a spiral curve right (the long chord of which bears South 81 degrees 21' 06" East 149.84 feet) 150.01 feet; thence on an 818.51 foot radius curve right (the long chord of which bears South 47 degrees 14' 59.5" East 799.29 feet) 835.04 feet; thence South 18 degrees 01' 25" East 413 feet; thence on a 1206.23 foot radius curve left (the long chord of which bears South 53 degrees 36' 26.5" East 1403.79 feet) 1498.26 feet to Engineer's center line Station 40+67.77.

Bearings are based on the Plat of Tract 1174 - COLLEGE INDUSTRIAL PARK, in the County of Klamath, State of Oregon, dated September 14, 1979.

The parcel of land to which this description applies contains 3.27 acres, more or less.

PARCEL 2 - Permanent Easement for Slopes

A parcel of land lying in the SE 1/4 SE 1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the said parcel being that portion of said SE 1/4 SE 1/4 lying between lines at right angles to the center line of West Campus Drive at Engineer's Stations 6+00 and 10+00 and included in a strip of land variable in width, lying on the Northwesternly side of said center line which center line is described in Parcel 1.

EXHIBIT "A" CONTINUED

31004

The widths in feet of the strip of land above referred to are as follows:

| Station | to | Station | Width on Northwesternly Side of Center Line |
|---------|----|---------|--|
| 6+00 | | 7+00 | 50 in a straight line to 85 |
| 7+00 | | 8+00 | 85 in a straight line to 80 |
| 8+00 | | 9+00 | 80 in a straight line to 70 |
| 9+00 | | 10+00 | 70 in a straight line to 50 |

EXCEPT THEREFROM Parcel 1.

The parcel of land to which this description applies contains 8,950 square feet, more or less.

PARCEL 3 - Permanent Easement for Slopes

A parcel of land lying in the SE 1/4 SE 1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the said parcel being that portion of said SE 1/4 SE 1/4 lying between lines at right angles to the center line of West Campus Drive at Engineer's Stations 10+00 and 11+71.46 and included in a strip of land variable in width, lying on the Southerly side of said center line which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

| Station | to | Station | Width on Southerly Side of Center Line |
|---------|----|----------|---|
| 10+00 | | 11.71.46 | 50 in a straight line to 50 |

EXCEPT THEREFROM Parcel 1.

The parcel of land to which this description applies contains 225 square feet, more or less.

PARCEL 4 - Permanent Easement for Slopes

A parcel of land lying in the SE 1/4 SE 1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the said parcel being that portion of said SE 1/4 SE 1/4 lying Southeasterly of a line at right angles to the center line of West Campus Drive at Engineer's Station 15+00 and included in a strip of land variable in width, lying on the Southwesterly side of said center line which center line is described in Parcel 1.

Continued on next page

EXHIBIT "A" CONTINUED

31005

The widths in feet of the strip of land above referred to are as follows:

| Station | to | Station | Width on Southwesterly Side of Center Line |
|---------|----|---------|--|
| 15+00 | | 16+00 | |
| 16+00 | | 20+00 | 50 in a straight line to 60 |
| | | | 60 |

EXCEPT THEREFROM Parcel 1.

The parcel of land to which this description applies contains 1,775 square feet, more or less.

EXHIBIT "C"

PARCEL 1 - Fee

A parcel of land lying in Lot 1 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the said parcel being that property lying between lines at right angles to the center line of the relocated The Dalles-California Highway at Engineer's Stations 69+00.47 and 71+57.36 and included in a strip of land variable in width, lying on the Northeasterly side of said center line, which center line is described as follows:

Beginning at Engineer's center line Station 62+23.90, said station being 13.30 feet North and 1274.98 feet West of the Southeast corner of Section 18, Township 38 South, Range 9 East of the Willamette Meridian; thence on a 5729.58 foot radius curve left (the long chord of which bears North 44 degrees 51' 15" West 1320.17 feet) 1323.11 feet; thence North 51 degrees 29' 11" West 952.99 feet to Engineer's center line Station 85+00.

The widths in feet of the strip of land above referred to are as follows:

| Station | to | Station | Width on Northeasterly Side of Center Line |
|----------|----|----------|--|
| 69+00.47 | | 70+50.44 | |
| 70+50.44 | | 71+57.36 | 119.94 in a straight line to 100.01 |
| | | | 100.01 in a straight line to 75.04 |

Bearings are based upon the Oregon Co-ordinate System of 1927, South Zone.

Continued on next page

EXHIBIT "A" CONTINUED

31006

The parcel of land to which this description applies contains 2,832 square feet, more or less, outside of the existing right of way.

PARCEL 2 - Fee

A parcel of land lying in Lot 1 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, state of Oregon, the said parcel being that property lying between lines at right angles to the center line of the relocated The Dalles-California Highway at Engineer's Stations 74+50.41 and 79+00 and included in a strip of land variable in width, lying on the Northeasterly side of said center line, which center line is described in Parcel 1.

The widths in feet of the strip of land above referred to are as follows:

| Station | to | Station | Width on Northeasterly Side of Center Line |
|----------|----|---------|---|
| 74+50.41 | | 76+50 | |
| 76+50 | | 78+00 | 74.97 in a straight line to 75 |
| 78+00 | | 79+00 | 75 in a straight line to 100 |
| | | | 100 in a straight line to 50 |

The parcel of land to which this description applies contains 17,000 square feet, more or less, outside of the existing right of way.

CODE 29 MAP 3809-1800 TL 1700
CODE 29 MAP 3809-1800 TL 800
CODE 29 MAP 3809-1800 TL 2000
CODE 29 MAP 3809-1800 TL 700
CODE 29 MAP 3809-1800 TL 500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of August A.D., 19 98 at 2:14 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 31000.

FEE \$60.00

By Bernetha G. Letsch, County Clerk
Kottlun Ross