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#48259

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'98 AUG 24 P2:15 Vol. *M98* Page **31035**

KLAMATH PACIFIC CORPORATION

Grantor's Name and Address
KLAMATH CASCADE GROUP LLC

Grantee's Name and Address

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

KLAMATH CASCADE GROUP LLC

2618 Westgate Drive

Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } 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.

[illegible]

By _____, Deputy.

ATC 02048259

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"

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 \$ 489,000.00. However, the

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00

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.

KLAMATH PACIFIC CORPORATION

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.

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

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____, 19____

This instrument was acknowledged before me on August 24th, 1998
by Robert A. Stewart and Marilyn Stewart
as President and Secretary
of 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 05/31/2002

EXHIBIT "A"

PARCEL 1:

Lots 4, 5 and 6, Block 8, Tract 1080, WASHBURN PARK, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-10BC TL 2100

CODE 41 MAP 3909-10BC TL 2000

CODE 41 MAP 3909-10BC TL 1900

PARCEL 2:

A portion of Lot 7, Block 4, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 10; thence East along to North line of Lots 8, 9 and 10, Block 4, 300 feet to the West line of Avalon Street; thence North along said street 45.4 feet; thence West parallel to the North line of LaVerne Street to a point on the West line of Lot 7, Block 4, Third Addition to Altamont Acres; thence South along the West line of said Lot 7 to the point of beginning.

CODE 41 MAP 3909-10BC TL 2601

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 2:15 o'clock P M., and duly recorded in Vol. M98
of deeds on Page 31035.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk