

98 OCT -9 P1:28

## LAND SALE CONTRACT

THIS CONTRACT, MADE AND ENTERED INTO THIS 10TH DAY OF NOVEMBER, 1998, BY AND BETWEEN KLAMATH BUSINESS SERVICES, A DOMESTIC TRUST WHO TOOK TITLE AS KLAMATH BUSINESS SERVICES, HEREIN CALLED SELLER AND BART T. WORRELL AND CONNIE B. WORRELL, HEREINAFTER CALLED BUYER (IT BEING UNDERSTOOD THAT THE SINGULAR SHALL INCLUDE THE PLURAL IF THERE ARE TWO OR MORE SELLERS AND/ OR BUYERS)

## WITNESSETH:

SELLER AGREES TO SELL TO THE BUYER AND THE BUYER AGREES TO BUY FROM THE SELLER FOR THE PRICE AND ON THE TERMS AND CONDITIONS SET FORTH HEREFTER ALL OF THE FOLLOWING DESCRIBED PROPERTY AND IMPROVEMENTS LEGALLY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN AS IF FULLY SET FORTH, SUBJECT TO THE ENCUMBRANCES ALSO SET FORTH ON EXHIBIT "A",

THE TRUE AND ACTUAL CONSIDERATION OF THE TRANSFER, SET FORTH IN SAID CONTRACT, IS \$229,697.00 PAYABLE AT 7.5 INTEREST PER YEAR AND MONTHLY PAYMENTS OF \$2781.04 UNTILL SAID BALANCE IS PAID IN FULL. KLAMATH BUSINESS SERVICES SHALL SERVICE THE CONTRACT.

## IT IS MUTUALLY AGREED AS FOLLOWS:

1. POSSESSION: BUYER SHALL BE INTITLED TO POSSESSION OF THE PROPERTY AS OF THE DATE HEREOF;
2. PREPAYMENT PRIVILEGES: AFTER THE DATE HEREOF, BUYER SHALL HAVE THE PRIVILEGE OF INCREASING ANY PAYMENT OR PREPAYING THE ENTIRE BALANCE PROVIDED FOR HEREINAFTER WITH INTEREST DUE THEREON TO THE DATE OF PAYMENT;
3. PAYMENT OF LIENS AND TAXES: BUYER SHALL PAY PROMPTLY ALL INDEBTEDNESS INCURRED BY THEIR ACTS WHICH MAY BECOME A LIEN OR PURPORTED LIEN, UPON SAID PROPERTY, AND SHALL REGULARLY AND BEFORE THE SAME SHALL BECOME DELINQUENT, PAY ALL TAXES, INCLUDING ADJUSTMENT OF SAME FOR ANY REASON, ASSESSMENTS, LIENS, AND ENCUMBRANCES OF WHATSOEVER KIND AFFECTING SAID PROPERTY AFTER THIS DATE. AND IN THE EVENT BUYER SHALL FAIL TO SO PAY, WHEN DUE, ANY SUCH

MATTERS OR AMOUNTS REQUIRED BY BUYER TO BE PAID HEREUNDER, OR TO PROCURE AND PAY SEASONABLY FOR INSURANCE, SELLER MAY PAY AND OR ALL SUCH AMOUNTS AND ANY SUCH PAYMENTS SHALL BE ADDED TO THE PURCHASE PRICE AND SUCH AMOUNTS SHALL BEAR INTEREST AT THE SAME RATE AS PROVIDED HEREIN, WITHOUT WAIVER, HOWEVER, OF ANY RIGHT ARISING TO SELLER FOR BUYER'S BREACH OF CONTRACT, AND, IN SUCH EVENTS THE ESCROW HOLDER IS HEREBY DIRECTED AND AUTHORIZED TO SO ADD SUCH AMOUNTS TO THE CONTRACT BALANCE UPON TENDERED A PROPER RECEIPT THEREFORE;

4. INSURANCE: BUYER SHALL KEEP ANY BUILDINGS ON SAID PROPERTY INSURED AGAINST LOSS OR DAMAGE BY FIRE OR OTHER CASUALTY IN AN AMOUNT NOT LESS THAN THE FULL INSURABLE VALUE THEREOF WITH LOSS PAYABLE IN THE PARTIES HERETO AND THE INTERESTS HEREIN REFLECTED. IF ANY, ALL AS THEIR INTERESTS APPEAR AT THE TIME OF LOSS, ALL UNINSURED LOSSES SHALL BE BORNE BY THE BUYER ON OR AFTER THE DATE BUYER BECOMES ENTITLED TO POSSESSION: BUYER SHALL FURNISH SELLER PROOF OF SUCH INSURANCE COVERAGE;

5. WASTE PROHIBITED: BUYER AGREES THAT ALL IMPROVEMENTS NOW LOCATED OR WHICH SHALL HEREAFTER BE PLACED ON THE PROPERTY, SHALL REMAIN A PART OF THE REAL PROPERTY, AT ANY TIME PRIOR TO THE EXPIRATION OF THIS AGREEMENT WITHOUT THE WRITTEN CONSENT OF SELLER.

BUYER SHALL NOT COMMIT OR SUFFER ANY WASTE OF THE PROPERTY, OR ANY IMPROVEMENTS THEREON, OR ALTERATION THEREOF, AND SHALL MAINTAIN THE PROPERTY, IMPROVEMENTS AND ALTERATIONS THEREOF IN GOOD CONDITION AND REPAIR, PROVIDED, BUYER SHALL NOT MAKE OR CAUSE TO BE MADE ANY MAJOR IMPROVEMENTS OR ALTERATIONS TO THE PROPERTY WITHOUT FIRST OBTAINING THE WRITTEN CONSENT OF SELLER.

6. TRANSFER OF TITLE:

SELLER SHALL UPON THE EXECUTION HEREOF MAKE AND EXECUTE IN FAVOR OF BUYER A GOOD AND SUFFICIENT DEED CONVEYING SAID PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS PROVIDED ON EXHIBIT "A", TOGETHER WITH A GOOD AND SUFFICIENT BILL OF SALE OR CERTIFICATE OF TITLE AS APPROPRIATE AND WILL PLACE SAID DOCUMENT, TOGETHER IN ESCROW WITH KLAMATH BUSINESS SERVICES IN REDDING CA. AND SHALL ENTER INTO WRITTEN ESCROW INSTRUCTIONS, TO ESCROW HOLDER TO INSTRUCT SAID ESCROW HOLDER THAT WHEN, AND IF, BUYER SHALL HAVE PAID THE BALANCE OF THE PURCHASE PRICE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT, SAID ESCROW HOLDER SHALL DELIVER SAID DOCUMENTS TO BUYER, BUT IN CASE OF DEFAULT BY BUYER SAID ESCROW HOLDER SHALL, ON DEMAND, SURRENDER SAID DOCUMENTS TO SELLER;

7. TAX PAYMENT PROCEDURES:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE ADDRESS DESIGNATED BY BUYER. BUYER SHALL BE REQUIRED TO PAY THE SAME AND PROVIDE PROOF OF SUCH PAYMENT TO SELLER WITHIN THIRTY (30) DAYS OF THE DATE OF MAILING OF THE SAID TAX STATEMENT BY THE COUNTY TAX COLLECTOR.

8. PROPERTY TAKEN "AS IS" BUYER CERTIFIES THAT THIS CONTRACT OF PURCHASE IS ACCEPTED AND EXECUTED ON THE BASIS OF HIS OWN EXAMINATION AND PERSONAL KNOWLEDGE OF THE PREMISES AND OPINION OF THE VALUE THEREOF; THAT NO ATTEMPT HAS BEEN MADE TO INFLUENCE HIS JUDGMENT; THAT NO REPRESENTATIONS AS TO THE CONDITION OR REPAIR OF SAID PREMISES HAVE BEEN MADE BY SELLER; AND THAT BUYER TAKES SAID PROPERTY AND THE IMPROVEMENTS THEREON IN THE CONDITION EXISTING AT THE TIME OF THIS AGREEMENT;

9. TIME OF ESSENCE: IT IS UNDERSTOOD THAT AND AGREED BETWEEN THE PARTIES THAT TIME IS OF THE ESSENCE OF THIS CONTRACT;

10. DEFAULT: IN CASE BUYER SHALL FAIL TO MAKE THE PAYMENTS AFORESAID, OR THEM PUNCTUALLY AND UPON THE STRICT TERMS AND AT THE TIMES ABOVE SPECIFIED OR FAIL TO KEEP ANY OF THE TERMS OR CONDITIONS OF THIS AGREEMENT, THEN THE SELLER AT HIS OPTION SHALL HAVE THE FOLLOWING RIGHTS;

A) TO DECLARE THIS CONTRACT NULL AND VOID, AFTER GIVING SUCH NOTICE AS IS THEN REQUIRED BY OREGON REVISED STATUTES;; AND/OR

B) TO DECLARE THE WHOLE UNPAID PRINCIPAL BALANCE OF SAID PURCHASE PRICE WITH THE INTEREST THEREON AT ONCE DUE AND PAYABLE AND / OR

C) TO WITHDRAW SAID DEED AND OTHER DOCUMENTS FROM THE ESCROW AND / OR;

D) TO FORECLOSE THIS CONTRACT BY SUIT OR BY STRICT FORECLOSURE IN EQUITY.

IN ANY OF SUCH CASES, ALL RIGHTS AND INTEREST CREATED OR THEN EXISTING IN FAVOR OF THE BUYER AS AGAINST THE SELLER HEREUNDER SHALL UTTERLY CEASE AND DETERMINE, AND THE RIGHT TO THE POSSESSION OF THE PREMISES ABOVE--DESCRIBED AND ALL OTHER RIGHTS ACQUIRED BY THE BUYER HEREUNDER SHALL REVERT TO AND REVEST IN SAID SELLER WITHOUT ANY ACT OF RE-ENTRY, OR ANY OTHER ACT OF SAID SELLER TO BE PERFORMED AND WITHOUT ANY RIGHT OF BUYER OF RETURN, RECLAMATION OR COMPENSATION FOR MONIES PAID ON ACCOUNT OF THIS PURCHASE OF SAID PROPERTY AS ABSOLUTELY, FULLY AND PERFECTLY AS IF THIS CONTRACT AND SUCH PAYMENTS HAD NEVER BEEN MADE; AND IN CASE OF SUCH DEFAULT, ALL PAYMENTS THEREFORE MADE ON THIS CONTRACT ARE TO BE RETAINED BY AND BELONG TO SAID SELLER AS THE AGREED AND REASONABLE RENT OF SAID PREMISES UP TO THE TIME OF SUCH DEFAULT. THE SAID SELLER, IN CASE OF SUCH DEFAULT, SHALL HAVE THE RIGHT IMMEDIATELY, OR ANY TIME THEREAFTER, TO ENTER UPON THE LAND AFORESAID, WITHOUT ANY PROCESS OF LAW,

AND TAKE IMMEDIATE POSSESSION THEREOF, TOGETHER WITH ALL OF THE IMPROVEMENTS THEREON; AND ALTERNATIVELY, BUYER SHALL HAVE THE RIGHT TO APPLY TO THE COURT FOR APPOINTMENT OF A RECEIVER AS A MATTER OF RIGHT AND NOTHING IN THIS CONTRACT SHALL PRECLUDE APPOINTMENT OF THE SELLER AS SUCH RECEIVER;

11. ABANDONMENT; SHOULD BUYER, WHILE IN DEFAULT, PERMIT THE PREMISES TO BECOME VACANT FOR A PERIOD IN EXCESS OF 20 DAYS, SELLER MAY TAKE POSSESSION OF SAME INDIVIDUALLY OR BY APPOINTMENT OF A RECEIVER BY SELF-HELP OR BY COURT ORDER FOR THE PURPOSE OF PROTECTING AND PRESERVING THE PROPERTY AND HIS SECURITY INTEREST HEREIN, AND IN THE EVENT POSSESSION IS SO TAKEN BY SELLER HE SHALL NOT BE DEEMED TO HAVE WAIVED HIS RIGHT TO EXERCISE ANY OF THE FOREGOING RIGHTS;

11. ATTORNEY FEES: IN THE EVENT SUIT OR ACTION IS INSTITUTED TO ENFORCE ANY OF THE TERMS OF THIS CONTRACT, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER FROM THE OTHER PARTY SUCH SUM AS THE COURT MAY ADJUDGE REASONABLE AS ATTORNEY'S FEES AT TRIAL OR ON APPEAL OF SUCH SUIT OR ACTION, IN ADDITION TO ALL OTHER SUMS PROVIDED BY LAW;

13. NO WAIVER: BUYER FURTHER AGREES THAT FAILURE BY SELLER AT ANY TIME TO REQUIRE PERFORMANCE BY BUYER OF ANY PROVISION HEREOF SHALL IN NO WAY AFFECT SELLER'S RIGHT HEREUNDER TO ENFORCE THE SAME, NOR SHALL ANY WAIVER BY SELLER OF ANY BREACH OF ANY PROVISION HEREOF BE HELD TO BE A WAIVER OF ANY SUCCEEDING BREACH OF ANY SUCH PROVISION, OR AS A WAIVER OF THE PROVISION ITSELF;

14. BINDING ON SUCCESSORS:

THIS AGREEMENT SHALL BIND AND INURE TO THE BENEFIT OF, AS THE CIRCUMSTANCES MAY REQUIRE, THE PARTIES HERETO AND THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, SUBJECT TO THE FOREGOING;

15. PURCHASE PRICE AND PAYMENTS:

THE PURCHASE PRICE FOR INTEREST CONVEYED IS THE SUM OF \$229,697.00

PAYABLE AS FOLLOWS;

THE PURCHASE PRICE SHALL BE PAYABLE IN MONTHLY INSTALLMENTS OF \$2781.04 PER MONTH, INCLUDING INTEREST AT 7.5 PERCENT PER ANNUM ON THE UNPAID BALANCE, WHICH SAID SUM INCLUDES PRINCIPAL AND INTEREST ON THE FIRST DAY OF EACH MONTH UNTIL SAID BALANCE IS PAID IN FULL

IN WITNESS WHEREOF, THE PARTIES HAVE CAUSED THIS AGREEMENT TO BE EXECUTED THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN.

45004

SELLER: Robert Hogue 11-17-98  
 KLAMATH BUSINESS SERVICES

BUYER Bart T. Worrell

BUYER Connie B. Worrell

SELLER'S NAME AND ADDRESS KLAMATH BUSINESS SERVICES  
 1147 HARTNELL AVE.  
 REDDING CA. 96002

BUYERS NAME AND ADDRESS BART T. WORRELL

BUYERS NAME AND ADDRESS CONNIE B. WORRELL

AFTER RECORDING RETURN TO KLAMATH BUSINESS SERVICES  
 1147 HARTNELL AVE. REDDING CA. 96002

UNTIL A CHANGE IS REQUESTED  
 TAX STATEMENTS SHOULD BE SENT TO  
 4709 SO. 6TH STREET KLAMATH FALLS OR. 97603

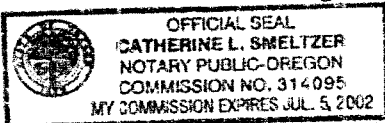
STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 8th day of December, 1998,  
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
 named Bart T. Worrell  
Connie B. Worrell

known to me to be the identical individuals described in and who executed the within instrument and  
 acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
 my official seal the day and year last above written.



Catherine L. Smeltzer  
 Notary Public for Oregon.  
 My Commission expires July 5, 2002

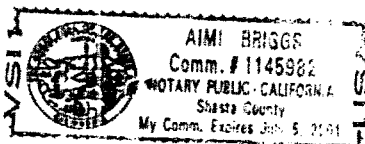
FORM NO. 23 — ACKNOWLEDGMENT  
 STEVEN H. NEES LAW PUB. CO., PORTLAND, ORE.

## ALL-PURPOSE ACKNOWLEDGMENT

State of California,

County of Shasta } SS.On 17-11-00-98 before me, Aimi Briggspersonally appeared Robert Hogue(DATE) (NOTARY)  
SIGNER(S)☒ personally known to me

- OR -

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Aimi Briggs  
 NOTARY'S SIGNATURE

## OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

## CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S)  
☐ ATTORNEY-IN-FACT  
☒ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

## DESCRIPTION OF ATTACHED DOCUMENT

Land Sale Contract  
 TITLE OR TYPE OF DOCUMENT

5  
 NUMBER OF PAGES

17-11-00-98  
 DATE OF DOCUMENT

OTHER

 SIGNER IS REPRESENTING:  
 NAME OF PERSON(S) OR ENTITY(IES)

Claworth Bus. Services

 RIGHT THUMBPRINT  
 OF  
 SIGNER


EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

A parcel of land situate in the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, 495 feet East of the Southwest corner thereof; thence North and parallel to the West line of said SE1/4 NW1/4 a distance of 178 feet to the Southwest corner of the tract herein described, being the true point of beginning; thence East and parallel with the North line of said SE1/4 NW1/4, 82 1/2 feet; thence North and parallel with the West line of said SE1/4 NW1/4, 42 feet; thence West and parallel with the said North line of SE1/4 NW1/4, 82 1/2 feet; thence South and parallel with said West line of SE1/4 NW1/4, 42 feet to the true point of beginning, EXCEPTING THEREFROM the West 25 feet of said tract conveyed for road purposes.

Tax Account No.: 3909 02BD 4600

## PARCEL 2:

A parcel of land situate in the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary line of said SE1/4 NW1/4 of said Section 2, 495 feet East of the Southwest corner of said SE1/4 NW1/4 of said Section 2; thence East along the South boundary line of SE1/4 NW1/4 of said Section 2, 82 1/2 feet; thence North and parallel to the West line of said SE1/4 NW1/4 of Section 2, 178 feet; thence West and parallel to the North line of said SE1/4 NW1/4 of said Section 2, 82 1/2 feet; thence South and parallel to the West line of said SE1/4 NW1/4 of said Section 2, 178 feet to the place of beginning; EXCEPTING that portion of the above described tract lying within the boundaries of South Sixth Street adjacent on the South and EXCEPTING that portion lying within the boundaries of Hope Street adjacent on the West.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through the State Highway Commission in Deed Volume M65 at page 4730, Microfilm Records of Klamath County, Oregon

Tax Account No.: 3909 02BD 4500

## PARCEL 3:

A parcel of land situate in the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary line of said SE1/4 of NW1/4 of Section 2, 577 1/2 feet East of the SW corner of said SE1/4 of NW1/4 of Section 2; thence East along the South boundary line of said SE1/4 of NW1/4 of said Section 2, 82 1/2 feet; thence North and parallel to the West line of said SE1/4 of NW1/4 of said Section 2, 220 feet; thence West and parallel to the North line of said SE1/4 of NW1/4 of said Section 2, 82 1/2 feet; thence South and parallel to the West line of said SE1/4 of NW1/4 of said Section 2, 220 feet to the place of beginning; SAVING AND EXCEPTING THEREFROM, that portion deeded to the State of Oregon in Deed Volume 352 on page 308, Records of Klamath County, Oregon, for the Dalles-California Highway.

Tax Account No.: 3909 02BD 4400

SUBJECT TO contracts and/or liens for irrigation and/or drainage, \*the schedule of exclusions from coverage, together with any schedules contained in standard title policies,\* reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of South Suburban Sanitary District.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of Interprise Irrigation.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of Klamath Project.

ALSO SUBJECT TO the terms and provisions of Road Agreement:

Dated: October 1, 1925  
 Recorded: March 1, 1926  
 Volume: 69, Page 331, Deed Records of Klamath County, Oregon.  
 From: A.L. Paul, et ux  
 To: J. H. Caldwell, et ux

ALSO SUBJECT TO a 20 foot easement off the West side for use as a driveway as evidenced by instrument, recorded May 2, 1956 in Volume 282 at Page 562, Deed Records of Klamath County, Oregon. (Affects Parcel 2)

ALSO SUBJECT TO Grant of Roadway, subject to the terms and conditions thereof:

Dated: August 20, 1963  
 Recorded: March 23, 1964  
 Volume: 351, Page 635, Deed Records of Klamath County, Oregon

(Affects Parcel 1)

ALSO SUBJECT TO limited access provisions contained in Deed to the State of Oregon, by and through it's State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property:

Recorded: April 14, 1964  
 Volume: 352, Page 308, Deed Records of Klamath County, Oregon

(Affects Parcel 3)

ALSO SUBJECT TO slope easement as set out in instrument:

Entered: April 10, 1964  
 Recorded: April 14, 1964  
 Volume: 352, Page 308, Deed Records of Klamath County, Oregon

(Affects Parcel 3)

ALSO SUBJECT TO Grant of Right-of-Way, subject to the terms and provisions thereof:

Dated: March 3, 1965  
 Recorded: March 26, 1965  
 Volume: 360, Page 338, Deed Records of Klamath County, Oregon.

By and Between: Lewis J. Frankenberg and Patricia I. Frankenberg, husband and wife, and Pacific Power & Light Company, a Maine corporation.

(Affects Parcel 2)



ALSO SUBJECT TO Limited access provisions contained in Deed to the State of Oregon, by and through it's State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Recorded: December 16, 1965  
Volume: M65, Page 4730, Microfilm Records of Klamath County, Oregon.  
(Affects Parcel 2)

ALSO SUBJECT TO Slope Easement as set out in instrument:

Entered: December 6, 1965  
Recorded: December 16, 1965  
Volume: M65, Page 4730, Microfilm Records of Klamath County, Oregon.  
(Affects Parcel 2)

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath Business Services the 9th day  
of December A.D., 19 98 at 1:28 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 45000

FEE \$70.00  
Return: Klamath Business Services  
4444 Lombard Dr.  
KFO 97603  
By Bernetha G. Letsch, County Clerk  
Kathleen Rosa