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39 FEB 23 P3:49

RETURN TO: William P. Brandsness 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENTS TO: Jon K. O'Donnell Michael E. Rontvedt 3313 Washburn Way Klamath Falls, OR 97603	CLERK'S STAMP:
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-BARGAIN AND SALE DEED-

Jon K. O'Donnell and Michael E. Rontvedt, dba Basin Tire & Service, Inc. of Merrill, Grantors, convey to JMJ Partnership, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Attached Exhibit "A"

The true and actual consideration for this transfer is settlement of any and all claims by the parties.

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 12 day of February, 1999.



Jon O'Donnell
Jon K. O'Donnell

Michael E. Rontvedt
Michael E. Rontvedt

STATE OF OREGON)
County of Klamath) ss. February 12, 1999

Personally appeared Jon K. O'Donnell who, being duly sworn, stated he is a Registrant of Basin Tire & Service, Inc. of Merrill and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 4/10/2000

STATE OF OREGON)
County of Klamath) ss. February 12, 1999

Personally appeared Michael E. Rontvedt who, being duly sworn, stated he is a Registrant of Basin Tire & Service, Inc. of Merrill and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 4/10/2000

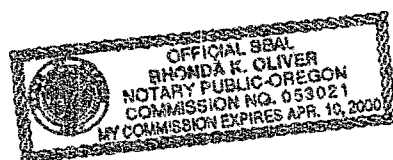


Exhibit "A"

A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which is 40 feet South and 277 feet East of the corner common to Sections 1, 2, 11 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East along the South line of Front Street in the City of Merrill, a distance of 111.5 feet; thence South to the North bank of Lost River; thence Southwesterly along said river to a point lying South of the true point of beginning; thence North to the true point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day
of February A.D. 1999 at 3:49 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 6214

Linda Smith, County Clerk

by Kathleen Rosen

FEE \$35.00