

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS. That HANS O. JUCKELAND and MARY C. JUCKELAND, Trustees of that certain Trust Instrument dated March 14, 1972 hereinafter called Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto BEKCO, INC., an Oregon Corporation, 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in Government Lots 6 and 7 in Section 33, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that certain tract described in deed from Weyerhaeuser Company to Juckeland Motors, Inc., recorded in Volume M65, page 110, Microfilm Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the 1½ inch iron pipe marking the intersection of the Southwesterly line of South Sixth Street with the Westerly line of the Southern Pacific Railroad right of way, said iron pipe being the Northeasterly corner of lands conveyed by Ewauna Box Company to Weyerhaeuser Timber Company by Deed Volume 227, page 47, Records of Klamath County, Oregon, all as shown on Map of Record Survey No. 621; thence North 55 degrees 22' West along the Southwesterly line of South Sixth Street, a distance of 250.0 feet to a 1½ inch iron pipe; thence South 34 degrees 38' West a distance of 329.0 feet, more or less, to the most Southerly corner of tract conveyed by Weyerhaeuser Timber Company to State of Oregon by Deed Volume 281, page 262, Records of Klamath County, Oregon, said point also being the Northeasterly corner of said Juckeland Tract as described in Volume M65, page 110, Microfilm Records of Klamath County, Oregon, and the TRUE POINT OF BEGINNING of this description; thence North 55 degrees 46' 30" West a distance of 350.0 feet, more or less, to the most Northerly corner of said Juckeland Tract; thence South 34 degrees 38' West, along the Northwestern line of said Juckeland Tract a distance of 470.73 feet to a 5/8 inch iron pin, said point being North 34 degrees 38' East a distance of 146.33 feet, from the Northeasterly right of way of the O. C. & E. Railroad; thence South 55 degrees 22' East a distance of 347.42 feet, more or less, to a 5/8 inch iron pin on the Southeasterly line of said Juckeland Tract; thence North 34 degrees 38' East along said Southeasterly line, a distance of 469.9 feet, more or less to the point of beginning.

EXCEPTING THEREFROM the Southeasterly 60 feet of even width, measured at right angles from the Southeasterly line of above described tract. The tract herein described contains 3.10 acres, more or less.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$150,000.00.

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.

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

Bargain & Sale Deed - Page 1

99 MAR -2 AM 1:52

1 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
 2 VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR
 3 FOREST PRACTICES AS DEFINED IN ORS 30.930.

4 16 In Witness Whereof, the Grantors have executed this instrument this
 5 day of December, 1994.

6 Hans O. Juckeland
 Hans O. Juckeland, Trustee of that
 certain Trust Instrument dated
 March 14, 1972

7 Mary C. Juckeland
 Mary C. Juckeland, Trustee of that
 certain Trust Instrument dated
 March 14, 1972

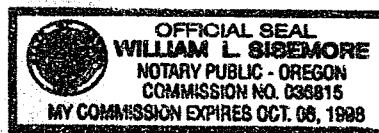
8 STATE OF OREGON)
 9) SS
 10 County of Klamath)

11 On this 16 day of December, 1994, before me, a notary public in and for
 12 said county and state, personally appeared Hans O. Juckeland and Mary C.
 13 Juckeland, of the State of Oregon, County of Klamath, known to me to be the
 14 persons described in the foregoing instrument and acknowledged that they executed
 15 the same in the capacity therein stated and for the purposes therein contained.

16 IN WITNESS WHEREOF, I hereunto set my hand and official seal. Before me:

17 William L. Sisemore
 Notary Public for Oregon
 My Commission Expires: Oct 8, 1998

18 After recording, return to:
 19 Jerry M. Molatore
 20 426 Main Street
 21 Klamath Falls, OR 97601
 22 Until a change is requested,
 23 mail tax stmts to:
 24 BEKCO, INC.
 25 1120 Spring Street
 26 Klamath Falls, OR 97601



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry M. Molatore the 2nd day
 of March A.D., 1999 at 11:52 c'clock A. M., and duly recorded in Vol. M99
 of Deeds on Page 7386

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Ross