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**MTIC 41728
BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That ALAN B. LANTIS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto COLVIN STATIONS, 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 parcel of land situated in the Northwest Quarter of the Southeast Quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and more fully described as:

COMMENCING at the intersection of the South line of South 6th Street (Oregon State Highway No. 66) with Ely side of U.S.R.S. Drain 1-C, and true point of beginning; thence South 29°00'00" East 303.50 feet along said Ely side of said U.S.R.S. Drain 1-C; thence North 1°11'00" West 266.90 feet to the South line of said South 6th Street (Oregon State Highway No. 66); thence South 89°25'00" West 141.60' along South line of said South 6th Street (Oregon State Highway No. 66) to point of beginning.

By accepting and recording this deed, grantee will discharge grantor from any other obligations relating to the land sale contract Dated July 20, 1994, in Volume M94, Page 22239 of the Microfilm Records of Klamath County, Oregon, including any money judgments. Provided however, that the mere recording of this deed in lieu of foreclosure, will not extinguish the lien of the said land sale contract, unless and until, grantee completes the foreclosure of the said land sale contract; and/or, records a document in the Klamath County Deed Records indicating a merger of the title to the said premises between the land sale contract, and this deed in lieu of foreclosure.

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, is in lieu of foreclosure.

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.

GRANTOR'S NAME AND ADDRESS:

ALAN B. LANTIS
6626 Waconda Road NE
Salem, OR 97305

GRANTEE'S NAME AND ADDRESS:

COLVIN STATIONS, INC.
2520 Foothill Blvd.
Grants Pass, OR 97526

**AFTER RECORDING RETURN TO:
GRANTEE**

**UNTIL A CHANGE IS REQUIRED ALL TAX STATEMENTS
SHALL BE SENT TO THE FOLLOWING ADDRESS:
GRANTEE**

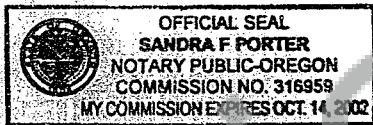
In Witness Whereof, the grantor has executed this instrument this ___ day of January, 1999; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

[Signature]
ALAN B. LANTIS

STATE OF OREGON, County of Multnomah, ss. February 26, 1999, by ALAN B. LANTIS. This instrument was acknowledged before me on January 26, 1999, by ALAN B. LANTIS.

[Signature]
Notary Public for Oregon
My Commission expires _____



STATE OF OREGON : COUNTY OF KLAMATH: ss. _____ the 15th day
Filed for record at request of Amerititle
of March A.D., 1999 at 11:18 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 8943
FEE \$35.00 by Kathleen Rosa
Linda Smith, County Clerk