

NS

99 APR 15 P3:00

Vol m99 Page 13762

_____ JWK Limited Partnership _____

Grantor's Name and Address
_____ JWK Development LLC _____

Grantee's Name and Address
After recording, return to (Name, Address, Zip):
_____ JWK Development LLC _____
7300 Highway 39
Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
_____ JWK Development LLC _____
7300 Highway 39
Klamath Falls, Oregon 97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

K53900

STATE OF OREGON.

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of April, 1999, at 3:00 o'clock P.M., and recorded in book/reel/volume No. M99 on page 13762 and/or as fee file/instrument/microfilm/reception No. Deed Records of said County.

Witness my hand and seal of County affixed.

Linda Smith, Co. Clerk
NAME TITLE

By Judy Brosterhous Deputy

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that _____ JWK Limited Partnership _____

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto _____ JWK Development, LLC, _____ 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:

A tract of land situated in the SW ¼ SW ¼ of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a ½ inch iron pin on the East right-of-way line of the Klamath Falls-Merrill Highway, marking the Southwest corner of that tract of land described in Deed Volume M73, page 2851, from which the Southwest corner of said Section 7 bears South 451.20 feet and N. 89°27' W. 30.00 feet; thence North, along said right-of-way line, 242.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence East 848.26 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence continuing East 17 feet, more or less, to the centerline of the Enterprise Irrigation District Canal; thence Southwesterly, along said canal centerline, to a point that bears East of the point of beginning; thence West 355 feet, more or less, to the point of beginning, with bearings based on Record of Survey No. 1018.

(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 \$ change title However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

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 14th day of April, 1999, 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.

JWK Limited Partnership

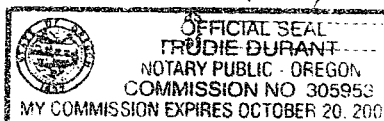
By: Judy Brosterhous

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

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 13, 1999, by Judy Brosterhous partner.

This instrument was acknowledged before me on April 13, 1999, by Judy Brosterhous



Trudie Durant
Notary Public for Oregon

My commission expires _____