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1999 JUL 27 PM 3:37

Vol M99 Page 29973

PARADISE HILL, DEVELOPMENT, LLC  
PO Box 223  
Klamath Falls, OR 97601  
Grantor's Name and Address  
L. FRANK GOODSON & LILLIE L. GOODSON  
6646 HOMEDALE RD.  
KLAMATH FALLS, OR 97603  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
L. FRANK GOODSON & LILLIE L. GOODSON  
6646 HOMEDALE RD.  
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
L. FRANK GOODSON & LILLIE L. GOODSON  
6646 HOMEDALE RD.  
KLAMATH FALLS, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of } ss.

I certify that the within instrument was  
received for record on  
at o'clock M., and recorded in  
book/reel/volume No. on page  
and/or as fee/file/instrument/microfilm/reception  
No. Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy.

mt 48616-PS

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that PARADISE HILL DEVELOPMENT, LLC, an Oregon limited liability company hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto L. FRANK GOODSON AND LILLIE L. GOODSON, husband and wife 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:

Lot 13 of TRACT 1316, PARADISE HILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 50 foot wide access easement, more particularly described on Exhibit "A" attached hereto and made a part hereof.

(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 \$ to clear 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 on July 27, 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.

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

PARADISE HILL DEVELOPMENT, LLC

By: L. Frank Goodson, Member  
By: Mark Wendt, Member

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on /SEE ATTACHED/

This instrument was acknowledged before me on /SEE ATTACHED/

as of

/SEE ATTACHED/

Notary Public for Oregon

My commission expires

## EXHIBIT "A"

## LEGAL DESCRIPTION OF A 60 FOOT WIDE ACCESS EASEMENT

A 60 FOOT WIDE ACCESS EASEMENT TO LOT 13 OF "TRACT 1316 - PARADISE HILL", BEING IN LOT 12 OF SAID "TRACT 1316 - PARADISE HILL", SITUATED IN THE W1/2 NW1/4 OF SECTION 8, T38S, R9EWM, KLAMATH COUNTY, OREGON, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID ACCESS EASEMENT AND THE RIGHT OF WAY LINE OF PEREGRINE HEIGHTS, FROM WHICH THE LOT CORNER COMMON TO SAID LOTS 12 AND 13 ON THE RIGHT OF WAY LINE OF PEREGRINE HEIGHTS BEARS N44°55'40"W 29.08 FEET; THENCE, ALONG THE SAID CENTERLINE, S28°09'56"W 207.92 FEET, S57°17'56"W 120.47 FEET AND S24°56'33"W 264.75 FEET TO A POINT ON THE LOT LINE COMMON TO SAID LOTS 12 AND 13, WITH BEARINGS BASED ON THE PLAT OF "TRACT 1316 - PARADISE HILL".

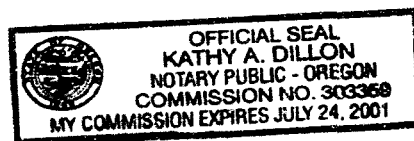
29975

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Oregon )  
COUNTY OF Klamath ) ss

On this 27<sup>th</sup> day of July, 1999, before me, the undersigned Notary Public, personally appeared David & L. Frank Gooden and known to me to be members or designated agent of the limited liability company that executed this instrument, and acknowledge this instrument to be the free and voluntary act of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this instrument and in fact executed this instrument on behalf of the limited liability company.

Kathy A. Dillon  
Notary Public in and for the State of Oregon  
My commission expires: July 24, 2001



State of Oregon, County of Klamath  
Recorded 7/27/99, at 3:37 p. m.  
In Vol. M99 Page 29973  
Linda Smith,  
County Clerk Fee \$ 40 - RP