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City of Klamath Falls
500 Klamath Avenue
Klamath Falls, OR 97601

Grantor's Name and Address

JCM, Inc.
7355 South 6th Street
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
City of Klamath Falls
500 Klamath Avenue
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):
JCM, Inc.
7355 South 6th Street
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 2/24/00, at 9:06 a. m.
In Vol. M00 Page 5650
Linda Smith,
By - County Clerk Fee \$ 21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that City of Klamath Falls

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JCM, Inc.

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:

The Easterly 20 feet of the Northerly 113 feet of Lot 10, Block 49 and the Westerly 13 feet of the Northerly 113 feet of Lot 11, Block 49 in NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*"provided, however, if a permit for a new roof for the property has not been issued by the Klamath County Building Department on or before May 1, 2000, the grantor may enter and terminate the estate provided it takes such action prior to August 1, 2000."

(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 \$ 1.00 & other. 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 Φ , if not applicable, should be deleted. See ORS 93.030.) valuable consideration.

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 2-23-00; 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.

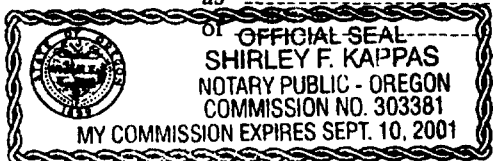
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

James R. Keller
James R. Keller, City Manager

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____, by _____

This instrument was acknowledged before me on 2-23-00, by James R. Keller as City Manager for the City of Klamath Falls



Shirley F. Kappas
Notary Public for Oregon
My commission expires 9-10-01