

After Recording Return To:

Sheldon Rubin
Muhlheim Palmer Wade, PC
800 Willamette Street, Suite 700
Eugene, OR 97401

Until a Change is RequestedMail Tax Statements To:

Deyco, Inc.
17356 Hill Road
Klamath Falls, OR 97601

MTC 50327

BARGAIN AND SALE DEED - STATUTORY FORM

WC RANCH, INC., an Oregon corporation, Grantor, hereby conveys to DEYCO, INC., Grantee, the real property situated in Klamath County, Oregon, described as:

See Exhibit A attached hereto and incorporated herein by this reference.

The true consideration for this conveyance is non-monetary value given or promised.

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.

DATED this 7th day of March, 2000.

WC RANCH, INC., an Oregon corporation

By: [Signature]

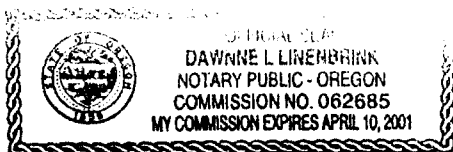
John W. Dey, Secretary

STATE OF OREGON)

) ss.

County of Klamath)

This instrument was acknowledged before me on the 7th day of March, 2000 by John W. Dey as Secretary of WC Ranch, Inc., an Oregon Corporation.



[Signature]

Notary Public for Oregon

My Commission Expires: 4-10-01

91396

EXHIBIT A

PARCEL 2: A part of the South Half, Southwest Quarter, Southwest Quarter Southwest Quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian described as follows: Beginning on the north line of said fractional subdivision 60.0 feet West from the northeast corner thereof; thence West on the north line thereof 550.0 feet to the east right of way line of Washburn Way; thence South on said right of way line 300.0 feet to the north right of way line of Hilyard Avenue; thence East on said right of way line 550.0 feet to the point due south from the point of beginning; thence North 300.0 feet to the point of beginning. EXCEPTING THEREFROM that portion conveyed to the Oregon State Highway Commission by instrument recorded January 17, 1966 in Volume 66, at page 489. ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation by instrument recorded January 23, 1997 in Volume M97, page 2009 Microfilm Records of Klamath County, Oregon.

(Code 039, Account No. 3909-003CC-00400, Key No. 527371)

State of Oregon, County of Klamath
Recorded 3/15/00, at 11:31 a m.
In Vol. M00 Page 8355
Linda Smith,
County Clerk Fee \$ 26⁰⁰