

BARGAIN and SALE DEED

2000 AUG 21 AM 9: 24

KNOW ALL MEN BY THESE PRESENTS, that CALIFORNIA-OREGON BROADCASTING INVESTMENTS, an Oregon Partnership, Grantor, conveys to CALIFORNIA OREGON BROADCASTING INVESTMENTS LLC, an Oregon Limited Liability Company, Grantee, the real property located in Klamath County, Oregon, and legally described as follows:

The NE¼ SE¼ Section 16, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO the rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

There is no consideration for this conveyance. This conveyance is made for estate planning purposes.

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.

DATED this 22nd day of April, 1999.

CALIFORNIA-OREGON BROADCASTING
INVESTMENTS, an Oregon Partnership

By: Patricia C. Smullin
Patricia C. Smullin, Partner

By: Carol Anne Brown
Carol Anne Brown, Partner

After recording return to:

Ms. Patricia C. Smullin
California Oregon Broadcasting
Investments LLC
P. O. Box 1489
Medford, OR 97501

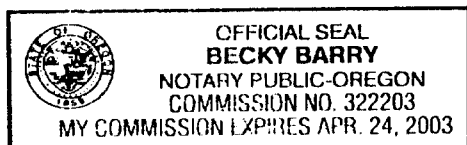
Send tax statements to:

Ms. Patricia C. Smullin
California Oregon Broadcasting
Investments LLC
P. O. Box 1489
Medford, OR 97501

STATE OF OREGON)
) ss.
 County of Jackson)

July
April 20, 2000

Personally appeared Patricia C. Smullin, a Partner of California-Oregon Broadcasting Investments, an Oregon Partnership, who being first sworn, did say that the foregoing instrument was signed on behalf of said Partnership by authority of its Partners, and she acknowledged the foregoing instrument to be its voluntary act and deed.



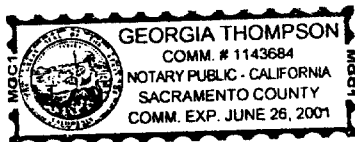
BEFORE ME:

Becky Barry
 Notary Public for Oregon
 My commission Expires: 4/24/03

STATE OF CALIFORNIA)
) ss.
 County of Sacramento)

July
April 20, 2000

Personally appeared Carol Anne Brown, a Partner of California-Oregon Broadcasting Investments, an Oregon Partnership, who being first sworn, did say that the foregoing instrument was signed on behalf of said Partnership by authority of its Partners, and she acknowledged the foregoing instrument to be its voluntary act and deed.



BEFORE ME:

Georgia Thompson
 Notary Public for California
 My commission Expires: 06/26/01

State of Oregon, County of Klamath
 Recorded 08/21/00, at 9:24 A m.
 In Vol. M00 Page 30511
Linda Smith,
 County Clerk Fee\$ 26.00