

**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:

Lot 6 Block 14 DIXON ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 22<sup>nd</sup> 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

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After recording return to:

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

Send tax statements to:

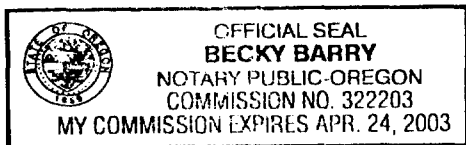
Ms. Patricia C. Smullin  
California Oregon Broadcasting  
Investments LLC  
P. O. Box 1489  
Medford, OR 97501

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:

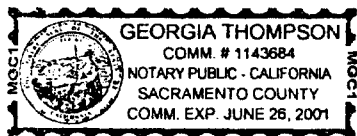


Becky Barry  
 Notary Public for Oregon  
 My commission Expires: 4/24/03

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 30513  
Linda Smith,  
 County Clerk Fee\$ 26.00