

BARGAIN and SALE DEED

200 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:

Lots 4 and 5 in Block 28 of Second Addition to the City of Klamath Falls, Oregon, according to the official recorded plat thereof, in 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 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:

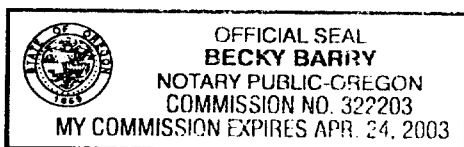
Ms. Patricia C. Smullin
California Oregon Broadcasting
Investments LLC
P. O. Box 1489
Medford, OR 97501

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:



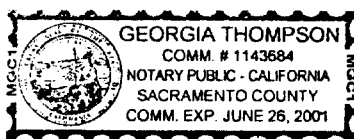
Becky Barry
 Notary Public for Oregon

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 30515
Linda Smith,
 County Clerk Fee\$ 26.00