

After Recording Return to:

John C. Watkinson  
 Watkinson Laird Rubenstein Lashway & Baldwin, P.C.  
 P.O. Box 10567  
 Eugene, OR 97440-2567

Until a change is requested all tax statements  
 shall be sent to the following address:

Northwest Dental Group, P.C.  
 P.O. Box 398  
 Roseburg, OR 97470

# BARGAIN AND SALE DEED - STATUTORY FORM

O. Jeffery LeRoy, Grantor, conveys to Max & Mike, LLC, an Oregon limited liability company, Grantee, the real property described as follows:

Lots 12, 13, 14, 15 and the W ½ of Lot 16 in Block 1, SIXTH STREET 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.

The purpose of this deed is for Grantor to convey to Grantee all right, title and interest which Grantor may have in and to the property, including redemption rights.

The true consideration for this conveyance is money and other valuable consideration.

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 7 day of March, 2000.

O. Jeffery LeRoy  
 O. Jeffery LeRoy

STATE OF OREGON )

ss.

County of Klamath )

This instrument was acknowledged before me on March 7, 2000 by O. Jeffery LeRoy.



Connie J. Murphy  
 Notary Public for Oregon

My Commission Expires: 8/26/2003

Bargain and Sale Deed

State of Oregon, County of Klamath

Recorded 10/16/00, at 11:18 a. m.

In Vol. M00 Page 37610

Linda Smith,

County Clerk

Fee \$ 21.00

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