

**BARGAIN AND SALE DEED**

Grantor: Rookstool & Alter, a Co-Partnership

Grantee: Martin D. Alter

After recording, return & send  
tax stmts to: Martin D. Alter  
4745 So. Sixth Street  
Klamath Falls, OR 97603

Consideration: DISSOLUTION OF PARTNERSHIP

KNOW ALL MEN BY THESE PRESENTS, That Rookstool & Alter, A Co-Partnership consisting of Jack L. Rookstool and Martin D. Alter, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Martin D. Alter, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: As shown on attached Exhibit A and subject to the following which Martin D. Alter assumes and agrees to pay:

Trust deed dated March 27, 1992, recorded March 31, 1992, in Volume M92, page 6602, between Rookstool & Alter, A Co-Partnership, as Grantor, Klamath First Federal Savings and Loan Association, as Beneficiary, and

Trust deed dated December 21, 1995, recorded December 22, 1995, in Volume M95, page 34968, between Rookstool & Alter, Certified Public Accountants, as Grantor, United States National Bank, as Beneficiary.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is: Dissolution of Partnership.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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

///

///

///

///

Bargain & Sale Deed - Page 1

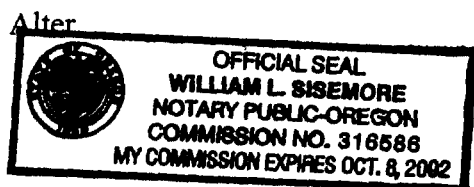
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the Grantors have executed this instrument this 23 day of ~~September~~, 2000  
*October*

**Rookstool & Alter, A Co-Partnership**

STATE OF OREGON               )  
County of Klamath             ) SS

This instrument was acknowledged before me on September, 2000, by Martin D. \_\_\_\_\_



Michelle L. Serrano  
Notary Public for Oregon  
My Commission Expires: oct 8, 2002

STATE OF OREGON                 )  
County of Klamath              ) SS

This instrument was acknowledged before me on September 2, 2000, by Jack L. Rookstool.

William J. Seane  
Notary Public for Oregon  
My Commission Expires: Oct 8, 2002

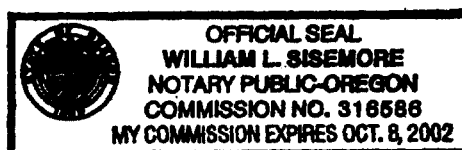


EXHIBIT "A"  
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2 Township 39 S.R. 9 E.W.M., more particularly described as follows: Beginning at a one-inch axle marking the Southwesterly corner of Lot 82 of Pleasant Home Tracts, a duly recorded Subdivision; thence North 89°24'30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00°35'00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88°59'04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00°35'00" West a distance 115.88 feet to the true point of beginning of this description; thence continuing North 00°35'00" West 153.05 feet to a P-K Nail; thence North 45°25'00" East 27.79 feet to a P-K Nail; thence South 88°35'00" East 122.52 feet to a P-K Nail on the Easterly line of that parcel of land as described in Deed Volume M-72, page 760, records of Klamath County, Oregon; thence South 00°35'00" East along said Easterly line a distance of 167.00 feet; thence South 88°59'04" West a distance of 142.50 feet to the true point of beginning. Bearings based on Survey No. 1480 as recorded in the office of the Klamath County Surveyor.

SAVING AND EXCEPTING the following described parcel of real property:

A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a 1 inch axle marking the Southwesterly corner of Lot 82, Pleasant Home Tracts, a duly recorded subdivision; thence North 89°24'30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00°35'00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88°59'04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00°35'00" West a distance of 115.88 feet to the true point of beginning of this description, as marked by a  $\frac{1}{2}$  inch iron pin; thence North 88°59'04" East 142.50 feet to a  $\frac{1}{2}$  iron pin on the easterly line of that parcel of land as described in Deed Volume M-72, page 760, Records of Klamath County, Oregon; thence along said easterly line North 00°35'00" West 38.55 feet to a 5/8 inch iron pin; thence South 89°25'00" West 142.52 feet to a 5/8 inch iron pin; thence South 00°35'00" East 39.47 feet to the true point of beginning, containing 5559.71 Square feet (0.13 acres) more or less, with bearings based on Survey No. 1480, as recorded in the office of the County Surveyor.

NOTE: There is an easement appurtenant to the above described property which is not covered by the title insurance policy but should be included in the Mortgage, said easement is described as follows: TOGETHER WITH an easement and right of way along and upon a strip 30 feet in width lying adjacent to and parallel with the Westerly boundary line of the above described property and extended Southerly to the North line of South Sixth Street, for ingress to and egress from said property.

State of Oregon, County of Klamath  
Recorded 11/02/00, at 9:12 a.m.  
In Vol. M00 Page 40002  
Linda Smith,  
County Clerk Fee \$ 31.00