

2000 DEC 18 AM 11:27

BARGAIN AND SALE DEED

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45309

KNOW ALL MEN BY THESE PRESENTS, That WILBUR C. OSTERBERG AND SHARON C. OSTERBERG, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto OSTERBERG INVESTMENTS, LLC., 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 JACKSON, State of Oregon, described as follows, to-wit:

A portion of the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of the right of way of the Dalles-California Highway which is South 19 degrees 24' East 130 feet from the Southeast corner of Lot 1, Block 7, CHEMULT, Klamath County, Oregon; thence South 70 degrees 36' West 300 feet; thence South 19 degrees 24' East 375 feet; thence North 70 degrees 36' East 300 feet, more or less, to the Westerly line of the Dalles-California Highway; thence along the Westerly line of the right of way of said highway, North 19 degrees 24' West 375 feet to the point of beginning.

EXCEPTING THEREFROM the Northerly 200 feet thereof.

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 NONE

"However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration."

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.

In Witness Whereof, the grantor has executed this instrument this 13th day of November, 2000; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Wilbur C. Osterberg
WILBUR C. OSTERBERG

Sharon C. Osterberg
SHARON C. OSTERBERG

STATE OF OREGON,

) ss.

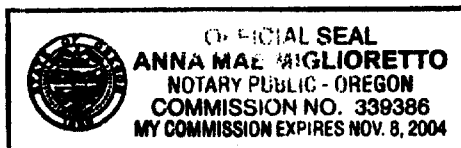
County of Lane

The foregoing instrument was acknowledged before me December 13, 2000, by WILBUR C. OSTERBERG and SHARON C. OSTERBERG.

Anna Mae Miglioretto
Notary Public for Oregon

(SEAL)

My commission expires: 11-8-2004



LLC OSTERBERG INVESTMENTS and WILBUR C. OSTERBERG and SHARON C. OSTERBERG

GRANTOR'S NAME AND ADDRESS

LOREE FIELDS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Valley West Escrow
112 N 49th Street
Springfield, OR 97478

NAME, ADDRESS, ZIP

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

% Valley West Escrow
112 N 49th. Street
Springfield, OR 97478

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/18/00, at 11:27 a. m.
In Vol. M00 Page 45309
Linda Smith,
County Clerk Fee \$ 21⁰⁰