

Grantor:
Edwin N. Lippert, Surviving Trustee of
the Lippert Family Revocable Living Trust
dated August 8, 1992
c/o 1150 Rogue River Highway
Grants Pass, OR 97526

Grantee:
Edwin N. Lippert Family, LLC
1150 Rogue River Highway
Grants Pass, OR 97526

When Recorded, Return To:
Gregory T. Hornecker
717 Murphy Road
Medford, OR 97504

Mail Tax Statements To:
Edwin N. Lippert Family, LLC
c/o Wesley M. Lippert
1150 Rogue River Highway
Grants Pass, OR 97526

BARGAIN AND SALE DEED

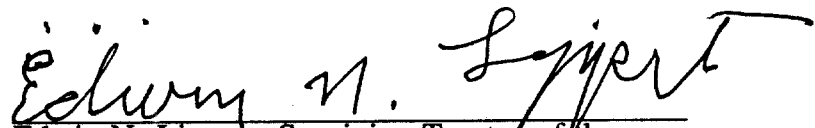
I, Edwin N. Lippert, Surviving Trustee of the Lippert Family Revocable Living Trust, Grantor, hereby convey to the Edwin N. Lippert Family, LLC, Grantee, the real property situated in Klamath County, Oregon, and more particularly described as:

See Exhibit "A" attached hereto

There is no dollar consideration paid for this transfer.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 28th day of December, 2000.


Edwin N. Lippert, Surviving Trustee of the
Lippert Family Revocable Living Trust dated
August 8, 1992

STATE OF OREGON)
) ss.
County of Jackson)

On this 28th day of December, 2000, appeared before me Edwin N. Lippert known to me to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.





NOTARY PUBLIC FOR OREGON
My Commission Expires: 8/29/03

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Unofficial Copy

EXHIBIT "A"

Commencing at a brass cap marking the Southwest corner of Section 34 and running North 00°28'39" West 168.83 feet; thence North 89°31'30" East 55.00 feet to a point on the easterly right of way line of Washburn Way; thence North 00°28'30" West 1194.44 feet to the point of intersection of the easterly right-of-way line of Washburn Way and the southerly right-of-way line of Eberlein Avenue and the point of beginning; thence running along the southerly right-of-way line of Eberlein Avenue, North 89°16'27" East 588.17 feet; thence, leaving said right-of-way, South 00°28'07" East 252.96 feet; thence South 89°31'53" West 588.13 feet to the easterly right-of-way line of Washburn Way; thence along said right-of-way line, North 00°28'30" West 250.32 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 01/03/01, at 10:12 a.m.
In Vol. M01 Page 231
Linda Smith,
County Clerk Fee\$ 31⁰⁰