

NN

2001 JAN 25 11:11:03

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Robert V. Wethern, Sr. et al
 7015 Widgeon Lane
 Bonanza, OR 97623
 Grantor's Name and Address
 Michael Eugene Poncil
 900 Delano Street
 San Leandro, CA 94580
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Michael & Karen Poncil
 900 Delano Street
 San Lorenzo, Ca. 94580

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Michael & Karen Poncil
 900 Delano Street
 San Leandro, Ca. 94580

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,
 County of _____ } ss.

I certify that the within instrument was
 received for record on _____,
 at _____ o'clock _____ M., and recorded in
 book/reel/volume No. _____ on page _____
 and/or as fee/file/instrument/microfilm/reception
 No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that BMRMG, LLC, 401 K PLAN, WMGPS TRUST and
ROBERT V. WETHERN, SR., each as to an undivided one-third interest
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
MICHAEL EUGENE PONCIL and KAREN RURIKO ISHIDA-PONCIL, husband and wife
 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 any way appertaining, situated in Klamath County,
 State of Oregon, described as follows, to-wit:

Lot 48, Block 91, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
 PLAT NO. 4, in the County of Klamath, State of Oregon.

Tax Acct. No.: 36 - 3711-2300-6200

BUYER WILL NOT CUT ANY TREES OR ALLOW ANY LOGGING ON THIS LOT WITHOUT
 WRITTEN CONSENT OF SELLER UNTIL THIS LOT IS PAID OFF IN FULL.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,400.00. [Ⓢ] However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate
 which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on January 18, 2001; if
 grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized
 to do so by order of its board of directors.

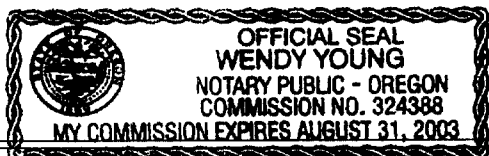
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

ROBERT V. WETHERN, SR

Wm M. Young, Trustee, WMGPS Trust
Michael E. Poncil, Trustee BMRMG, LLC
401 K.

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on January 18, 2001
by Robert V. Wethern

This instrument was acknowledged before me on _____,
 by _____,
 as _____,
 of _____



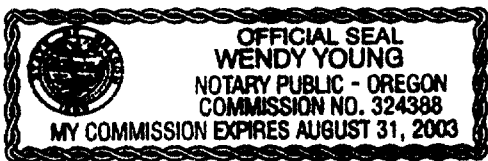
Wendy Young
 Notary Public for Oregon

My commission expires 8-31-2003

22A

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 22, 2001, by Andrew A. Patterson, as Operating Manager of BMRMG, LLC., 401 K Plan.

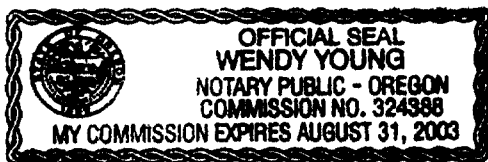


Wendy Young
Notary Public for Oregon

My Commission Expires: 8-31-2003

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 22, 2001, by William M. Ganong, as Trustee of the WMGPS Trust.



Wendy Young
Notary Public for Oregon

My Commission Expires: 8-31-2003

State of Oregon, County of Klamath
Recorded 01/25/01, at 11:03 a. m.
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Linda Smith,
County Clerk Fee \$ 26⁰⁰