

After recording, mail to: Melvin D. Ferguson, Attorney at Law, 514 Walnut Avenue,
Klamath Falls, Oregon 97601

Until a change is requested all tax statement shall be sent to: James L. Thompson Family Limited
Partnership, 2761 Ivan Lane, Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED

Forest Products Federal Credit Union, Grantor, conveys to the James L. Thompson Family Limited Partnership, an Oregon limited partnership, Grantee, the following described real property:

A tract of land situated in Lot 5 Block 6, Tract 1080, Washburn Park, a duly recorded subdivision, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of said Lot 5; thence West along the North line of Hilyard Avenue, 194.04 feet; thence N 00°09'45" E, 50.00 feet; thence West, 50.00 feet; thence N 00°09'45" E, 354.06 feet to a point on the North line of said Lot 5 and being the True Point of Beginning of this description; thence N89°55'10"W, 210.57 feet to the northwest corner of Lot 5; thence S 00°04'50" W, 124.36 feet along the West line of said Lot 5; thence leaving the West line of said Lot 5, East, 210.39 feet; thence N 00°09'45" E, 124.06 feet to the True Point of Beginning, containing 0.60 acres, more or less, with bearings based on the subdivision plat of said Tract 1080, Washburn Park.

The Grantor expressly reserves to themselves, their successors and their assigns an easement, for the construction, maintenance and repair of an overhead electric power line, said easement being ten (10) feet in width and lying ten (10) feet south of the following described line:

Beginning at a point on the West line of Lot 5 Block 6, Tract 1080, Washburn Park, as per the official plat recorded with the Klamath County Clerk, from which point the northwest corner of said Lot 5 bears N 00°04'50" E a distance of 114.36 feet; thence East a distance of 78.00 feet.

THIS INSTRUMENT IS SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND. ALSO, SUBJECT TO THE FOLLOWING:

1. Rules, regulations and assessments of South Suburban Sanitary District.
2. Right of way easement, including the terms and provisions thereof, given by Harry R. Waggoner and Norma E. Waggoner to California Pacific Utilities Company dated November 10, 1970, recorded November 30, 1970. In Volume M70 page 10618, Deed Records of Klamath County, Oregon. (runs along west side of Washburn Way)
3. Right of way for pipe line, including the terms and provisions thereof, given by Washburn Enterprises, Inc., an Oregon corporation, to Oregon Water Corporation, a public utility of the State of Oregon, dated February 5, 1973, recorded February 21, 1973, in Volume 73 page 1863, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication of Washburn Park as follows: "...said plat subject to: Building set-back lines as prescribed in present applicable ordinances; all existing easements and/or as shown on the annexed plat; additional restrictions as provided for in any recorded protective covenants."
5. Reservations and restrictions, including the terms and provisions thereof, as contained in the deed from Washburn Enterprises, Inc., to Ore-Cal General Wholesale, Inc., dated April 16, 1976, recorded April 20, 1976, in Volume M76 page 5673, Microfilm records of Klamath County, Oregon.

The true and actual consideration for this conveyance is Seventeen Thousand Five Hundred Dollars and no/100 (\$17,500.00).

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

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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 1 day of February, 2001.

GRANTOR

Forest Products Federal Credit Union

By: John Tim Johnson

STATE OF OREGON)

County of Klamath)

This instrument was acknowledged before me on February 1st, 2001, by
John Tim Johnson as President/CEO of Forest Products Federal Credit
Union.



Marlyn Williams
Notary Public - State of Oregon
My commission expires: Jan 20, 2004

State of Oregon, County of Klamath
Recorded 02/13/01, at 8:36a m.
In Vol. M01 Page 5664
Linda Smith,
County Clerk Fee\$ 31⁰⁵