



Phone (541) 884-5137 ♦ Fax (541) 883-9068

After recording return to:

Bargain and Sale Deed

cc

LARRY W. CALDWELL
, **Grantor**, conveys to

KLAMATH RIVER MORTGAGE, LLC, an Oregon Limited Liability Company
, **Grantee**, the following described real property, situated County of Klamath, State of Oregon, described as follows:

PARCEL 1: Lot 6, Block 54, Second Hot Springs Addition To The
City of Klamath Falls, in the County of Klamath, State of Oregon.
Code 1, Map 3809-28CC, Tax Lot 2400

PARCEL 2: SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET
FORTH HEREIN.

The true consideration for this conveyance is \$equitable / consideration (here comply with the requirements of ORS 93.030)

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.

Dated: February 27, 2001

Larry W. Caldwell

State of Oregon, County of Klamath }ss:

This instrument was acknowledged before me on the 27th day of February, 2001
by Larry W. Caldwell

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

Marlene T. Addington
Notary Public for the State of Oregon
My Commission Expires March 22, 2001

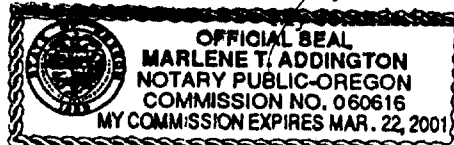


EXHIBIT A

PARCEL 1:

The Southwesterly 58 feet of the Southeasterly 40 feet of Lot 5, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 5, Block 60, NICHOLS ADDITION; thence Northeasterly along the line between Lots 4 and 5, Block 60; 58 feet; thence Northwesterly at right angles to the line between Lots 4 and 5, 40 feet; thence Southwesterly at right angles to 11th Street, 58 feet to the Northeasterly boundary line of 11th Street; thence Southeasterly along the Northeasterly boundary line of 11th Street, 40 feet to the point of beginning.

PARCEL 2:

The Northeasterly 72 feet of the Southeasterly 40 feet of Lots 5 and 6, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southeasterly line of said Lot 5, which point bears North 38 degrees 56' East 58 feet from the most Southerly corner of said Lot 5; thence North 38 degrees 56' East along the Southeasterly line of Lots 5 and 6 in said Block 60, 72 feet, to the most Easterly corner of Lot 6; thence North 51 degrees 04' West along the line between Lots 6 and 7, 40 feet; thence South 38 degrees 56' West parallel to the Southeasterly line of Lots 5 and 6, 72 feet; thence South 51 degrees 04' East parallel to the line between Lots 6 and 7, 40 feet, more or less, to the point of beginning.

CODE 1 MAP 3809-29DC TL 1700

State of Oregon, County of Klamath
Recorded 02/28/01, at 8:52 a.m.
In Vol. M01 Page 7798
Linda Smith,
County Clerk Fee \$ 26⁰⁰