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# CRATER TITLE INSURANCE

Main Office  
300 West Main • P.O. Box 250  
Medford, Oregon 97501  
(541) 779-7250 • FAX (541) 779-4013

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ORDER # 99212495KW

K54492

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That FAYDREX, INC., A Corporation, Grantor(s), in consideration of FOUR HUNDRED THOUSAND DOLLARS AND NO CENTS DOLLARS \$400,000.00, paid by Lakewoods Development LLC, Grantee(s), do hereby grant, bargain, sell and convey unto the said Grantee(s), their heirs and assigns all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath, and State of Oregon, bounded and described as follows, to-wit:

### SEE ATTACHED EXHIBIT A

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.

To Have and to Hold, the above described and granted premises unto the said Grantee(s), their heirs and assigns forever.

Witness our hand(s) and seal(s) this 11th day of July 2001.

FAYDREX, INC., An Oregon Corporation

Mark A. Neubauer  
By Mark A. Neubauer, State of California Court Appointed Receiver

STATE OF CALIFORNIA )  
County of Los Angeles ) ss.

This instrument was acknowledged before me the 11th day of July 2001  
by Mark A. Neubauer, State of California Court Appointed Receiver for Faydrex, Inc., An Oregon Corporation.

Maia Bogash  
Notary Public for California

My commission expires: 3/14/04

Until a change is requested,  
send all tax statements to:

1225 Ave "C"  
White City, Or. 97503

Return document to:  
Crater Title Insurance  
300 W. Main Street, P.O. Box 250  
Medford, OR 97501

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**EXHIBIT "A"**

**36835**

**DESCRIPTION OF PROPERTY**

All Lots and Blocks in Tract 1034, LAKEWOODS SUBDIVISION UNIT NO. 1; All Lots and Blocks in Tract 1051, LAKEWOODS SUBDIVISION UNIT NO. 2; All Lots and Blocks in Tract 1077, LAKEWOODS SUBDIVISION UNIT NO. 3, all according to the official plats thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath

Recorded 07/25/01 at 12:51 p.m.

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Linda Smith,

County Clerk Fee \$ 26<sup>00</sup> 20<sup>00</sup> NS