



01 SEP 25 PM3:24

SOUTH VALLEY BANK AND TRUST

Vol. M01 Page 48843  
STATE OF OREGON, } ss.  
County of \_\_\_\_\_

Grantor's Name and Address

CAMPUS INVESTMENTS L.L.C.

Grantee's Name and Address

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

CAMPUS INVESTMENTS L.L.C.

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

CAMPUS INVESTMENTS L.L.C.

SPACE RESERVED  
FOR  
RECORDER'S USE

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.

mtg 54409-ms

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that SOUTH VALLEY BANK AND TRUST

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CAMPUS INVESTMENTS, L.L.C., 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:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
3909-010BC-00900-000 542489

(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 \$ 117,500.00. <sup>Ⓢ</sup> 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. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, 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 SEPTEMBER 25, 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.

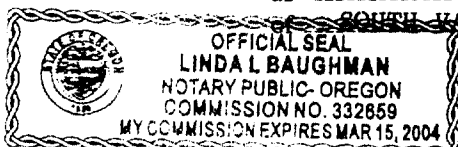
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

SOUTH VALLEY BANK AND TRUST  
BY: Jeffrey S. Bradford VICE PRESIDENT  
JEFFREY S. BRADFORD

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

This instrument was acknowledged before me on SEPTEMBER 25, 2001,  
by JEFFREY S. BRADFORD  
as VICE-PRESIDENT



Notary Public for Oregon

My commission expires 3-15-04

EXHIBIT "A"  
LEGAL DESCRIPTION

The Westerly half of the following described parcel, situate in Klamath County, Oregon:

Beginning at the Southwest corner of premises described in Deed from H. M. Mallory and Christine Mallory, husband and wife, to Fremont Glass & Millwork Co., recorded April 14, 1969 in Volume M69, page 2675, Microfilm Records of Klamath County, Oregon; thence South along the East line of Washburn Way 40 feet to the true point of beginning; thence continuing South along the East line of Washburn Way 200 feet to a point; thence East parallel to the South line of said Fremont Glass & Millwork Co. tract to a point on the East line of Lot 3, Block 4, THIRD ADDITION TO ALTAMONT ACRES, which point is South 94.55 feet from the Northeast corner of said Lot 3; thence North along the East line of Lot 2, Block 4, to a point which is 40 feet South of the Northeast corner of Lot 2, Block 4, of said subdivision; thence West parallel to the South line of said Fremont Glass & Millwork Co. tract to the true point of beginning.

State of Oregon, County of Klamath  
Recorded 09/25/01 at 3:24 P. m.  
In Vol. M01 Page 48843  
Linda Smith,  
County Clerk Fee \$ 26.00