

BARGAIN AND SALE DEED

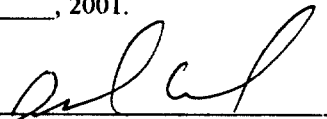
David Lord, Grantor, conveys to Klamath Publishing LLC, Grantee, the following described real property:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
ACCT #3809-034BB-00200-000 KEY #442836

The true consideration for this conveyance is \$-0-.

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.

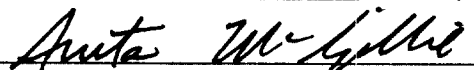
Dated this 1 day of November, 2001.



David Lord

STATE OF Washington) ss.
County of King)

This instrument was acknowledged before me on Nov. 1st, 2001, by David Lord.



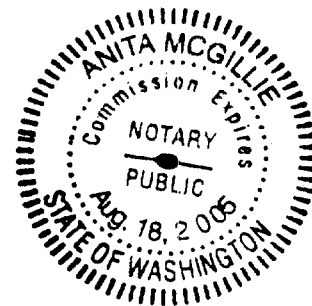
Notary Public for Oregon
My commission expires: 8-18-05

David Lord,
Grantor,

Klamath Publishing LLC,
Grantee.

After recording return to:
Donald R. Crane, Attorney
303 Main Street, Suite 201
Klamath Falls, Oregon 97601

Until a change is requested all tax statements
shall be sent to the following address.
Klamath Publishing LLC
211 First Avenue NW
Seattle, Washington 98119



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EXHIBIT "A"
LEGAL DESCRIPTION

The NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING the following described parcels of land:

Beginning at the 1/16 section corner in the center of the NW1/4 of Section 34; thence North 89 degrees 25' West 561.1 feet; thence North 0 degrees 19' West 776.3 feet; thence South 89 degrees 25' East 561.1 feet; thence South 0 degrees 19' East 776.3 feet to the point of beginning.

Beginning at the Southwest corner of the said NW1/4 NW1/4; thence North 0 degrees 28' West 253 feet to the Northerly right of way line of the State Highway; thence along said right of way line South 73 degrees 47' 15" East on the long chord of a curve to the right a distance of 188.1 feet; thence on a 1,592.4 foot radius curve right (the long chord of which bears South 67 degrees 29' 15" East 182.1 feet) a distance of 102.2 feet; thence South 73 degrees 31' East 368.5 feet to the North line of a county road; thence South 89 degrees 46' East 70 feet to the East line of I.L.C. Gooding property; thence South 0 degrees 19' East 30 feet to the South line of said NW1/4 NW1/4; thence North 89 degrees 46' West 775.9 feet along the South line of said NW1/4 NW1/4 to the place of beginning.

ALSO SAVING AND EXCEPTING that portion deeded to the State of Oregon by and through its State Highway Commission by Deed recorded January 29, 1965 in Book 359 at Page 112, Deed Records of Klamath County, Oregon.

AND FURTHER SAVING AND EXCEPTING the North 60 feet of the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND FURTHER SAVING AND EXCEPTING that portion deeded to Klamath County by Deed recorded September 3, 1992 in Book M92 at Page 20200, Microfilm Records of Klamath County, Oregon.

AND FURTHER SAVING AND EXCEPTING that portion deeded to Klamath County, a political subdivision of the State of Oregon by Deed recorded July 26, 1995 in Volume M95, Page 19438 and re-recorded September 11, 1995 in Volume M95, page 24537, Microfilm Records of Klamath County, Oregon and being described as:

A parcel of land lying in the NW1/4 of the NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the NW1/4 of the NW1/4 of Section 34, said

point being South 00 degrees 27' 39" East a distance of 905.67 feet from the Northwest corner of said Section 34; thence South 83 degrees 18' 21" East a distance of 277.41 feet; thence South 61 degrees 13' 36" East a distance of 200.00 feet; thence South 28 degrees 46' 24" West a distance of 125.00 feet to the Northeasterly right of way line of Foothills Boulevard as surveyed and monumented by recorded Survey No. 3173; thence North 61 degrees 13' 36" West along said right of way, 165.30 feet to the beginning of a 205.00 foot radius curve concave to the South; thence Northwesterly along the arc of said curve 143.88 feet (the chord of said curve bears North 81 degrees 20' 00" West 140.95 feet) to a point on the Northeasterly line of that 60 foot strip of land conveyed to the State of Oregon through its State Highway Commission by that deed recorded in Volume 359 at page 112 of the Klamath County Deed Records; thence North 75 degrees 20' 00" West a distance of 78.39 feet to a point at right angles to centerline station 3+00 of the above described strip of land; thence South 14 degrees 40' 00" West along a line to its intersection with the North right of way line of the Klamath Falls-Malin State Highway as shown on recorded Survey No. 1431; thence Northwesterly along said right of way line to its intersection with the West line of the NW1/4 of the NW1/4 of said Section 34; thence North 00 degrees 27' 39" West a distance of 170.08 feet more or less to the point of beginning.

State of Oregon, County of Klamath
Recorded 11/09/01 12:57p. m.
In Vol. M01 Page 57657
Linda Smith,
County Clerk Fee\$ 26⁰⁰