

BARGAIN AND SALE DEED	
Katherine Leigh Hilsinger 2938 Front Street Klamath Falls, Oregon 97601	Grantor
LPE Properties Limited Partnership 2938 Front Street Klamath Falls, Oregon 97601	Grantee
<p><b>After recording return to:</b>  Hanna Strader, P.C.  1300 SW Sixth Ave., Suite 300  Portland, OR 97201</p>	
<p><b>Until a change is requested, all tax statements shall be sent to the following address:</b>  LPE Properties Limited Partnership  2938 Front Street  Klamath Falls, Oregon 97601</p>	

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State of Oregon, County of Klamath  
Recorded 12/18/01 9:24 a. m.  
Vol M01, Pg 64515-16  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### BARGAIN AND SALE DEED - STATUTORY FORM

Katherine Leigh Hilsinger, Grantor, conveys to LPE Properties Limited Partnership, Grantee, an undivided 99% of an undivided 50% interest, which at the time of transfer represents an undivided 49.5% interest in the entire real property situated in Klamath County, Oregon, to-wit:

*See Exhibit "A" attached hereto and by this reference made a part hereof.*

The true consideration for this conveyance is zero dollars. However, the actual consideration consists of or includes other property or value given or promised which is the whole (or part of the) consideration.

DATED this 30 day of November, 2001.

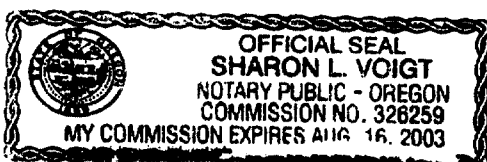
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Katherine Leigh Hilsinger  
Katherine Leigh Hilsinger

State of Oregon )  
) ss.  
County of Klamath )

Personally appeared the above named Katherine Leigh Hilsinger and acknowledged the foregoing to be her voluntary act and deed.

Before me this 30 day of November, 2001.



Sharon L Voigt  
Notary Public in and for Oregon  
My Commission Expires: 8-16-03

**EXHIBIT A****PARCEL A**

Lots 2 and 3 in Block 4 of RESUBDIVISION OF A PORTION OF MCLOUGHLIN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

**PARCEL B**

Unit F of Tract 1298, MT. VIEW CONDOMINIUM, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW1/4 of the NE1/4, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: