

NN

Randolph M. Grossman

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STATE OF OREGON, } ss.

Grantor's Name and Address

Entrust Administration, Inc.  
FBO Randolph M. Grossman

Grantee's Name and Address

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

Entrust Administration, Inc. FBO  
Randolph M. Grossman, IRA #24795

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

Entrust Administration, Inc. FBO  
Randolph M. Grossman, IRA #24795  
180 Grand Avenue, Ste #1030  
Oakland, CA 94612SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 12/31/01 8:50 a m.Vol M01, Pg 66924-25

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2, Deputy.

MTC 1396-3460

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Randolph M. Grossman

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Entrust Administration, Inc., FBO Randolph M. Grossman, IRA #24795, 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 legal description attached hereto and made a part hereof

(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 \$ \_\_\_\_\_ . ① 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. ② (The sentence between the symbols ①, 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 \_\_\_\_\_; 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.

Randolph M. Grossman  
Randolph M. Grossman

CALIFORNIA  
STATE OF OREGON, County of Alameda ) ss.

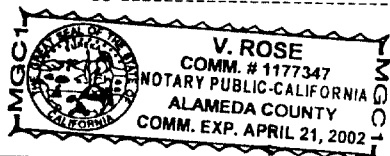
This instrument was acknowledged before me on 12-24-01  
by Randolph M. Grossman

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



[Signature]  
Notary Public for Oregon CALIFORNIA  
My commission expires 4-21-02

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EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in a portion of Lots 19, 20 and 21 of Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the NE1/4 NW1/4 and the NW1/4 NE1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of East Main Street, said point being the most Westerly corner of said Lot 21; thence South 55 degrees 33' 00" East, along said right of way line, 62.45 feet; thence North 34 degrees 27' 00" East 90.00 feet; thence North 55 degrees 33' 00" West 62.45 feet to a point on the Westerly line of said Lot 21; thence South 34 degrees 27' 00" West 90.00 feet to the point of beginning.

AND

A parcel of land situated in a portion of Lots 18, 19, 20 and 21 of Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the NE1/4 NW1/4 and the NW1/4 NE1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of East Main Street, said point being the most Southerly corner of said Lot 18; thence North 55 degrees 33' 00" West, along said right of way line, 37.47 feet to the most Southerly corner of Parcel "A" of said Property Line Adjustment 1-PL-96; thence along the boundary of said Parcel "A" North 34 degrees 27' 00" East 90.00 feet and North 55 degrees 33' 00" West 62.45 feet; thence North 34 degrees 27' 00" East 25.00 feet to the most Northerly corner of said Lot 21; thence South 55 degrees 33' 00" East 99.92 feet to the most Easterly corner of said Lot 18; thence South 34 degrees 27' 00" West 115.00 feet to the point of beginning.