

02 23082

2:09

State of Oregon, County of Klamath  
Recorded 06/06/2002 2:50 p. m.  
Vol M02, Pg 33472-74  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

After Recording Mail To:

el: David P. Miller, Esq.  
Stoel Rives LLP  
900 SW Fifth Avenue, Suite 2600  
Portland, OR 97204-1268

Until Requested otherwise  
Send all tax statements to:

Fort Klamath Properties LLC  
c/o Sabroso Company  
690 S. Grape Street, PO Box 129  
Medford, OR 97501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

JAMES M. ROOT and VALERIE ROOT, Grantors, convey to FORT KLAMATH PROPERTIES LLC, an Oregon limited liability company, Grantee, the real property located in Klamath County, Oregon as described in the attached Exhibit A.

The true consideration for this conveyance is none.

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: March 15, 2002.

GRANTORS:

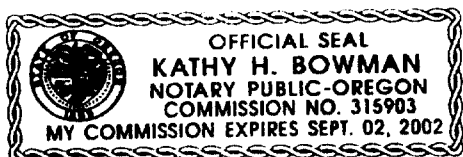
  
James M. Root

  
Valerie Root

02 23082

STATE OF OREGON           )  
  ) ss.  
County of Jackson       )

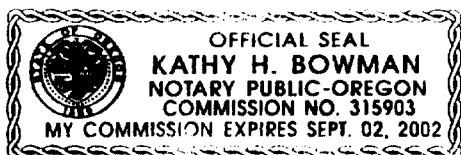
This instrument was acknowledged before me on this 28 day of March, 2002 by  
JAMES M. ROOT.



Kathy H. Bowman  
Notary Public for Oregon

STATE OF OREGON           )  
  ) ss.  
County of Jackson       )

This instrument was acknowledged before me on this 28 day of March, 2002 by  
VALERIE ROOT.



Kathy H. Bowman  
Notary Public for Oregon

**EXHIBIT A  
OF  
STATUTORY BARGAIN AND SALE DEED**

**Property Description**

Parcel 1 of Land Partition 63-94 situated in the E1/2 of Section 24 and the N1/2 NE1/4 of Section 25, Township 34 South, Range 7 1/2 East of the Willamette Meridian, and the SW 1/4 of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as filed in the Klamath County Engineers Office.

**SUBJECT TO:**

An easement created by instrument, subject to the terms and provisions thereof;

Dated: November 15, 1960  
Recorded: November 29, 1960  
Volume: 325, page 507, Deed Records of Klamath County, Oregon  
In favor of: California Oregon Power Company  
For: Transmission lines

(Affects Lot 4, Section 19; Lot 1, W1/2 NE1/4 NW1/4 Section 30, Township 34 South, Range 7 East of the Willamette Meridian; SE1/4 SW1/4 Section 12; N1/2 NW1/4, SE1/4 NW, NE1/4 SW1/4, W1/2 SE1/4 Section 13, N1/2 NE1/4, SE1/4 NE1/4, E1/2 SE1/4, Section 24, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon)

Subject to an access road as set forth on Exhibit "A" of instrument dated December 28, 1964, recorded January 6, 1965 in Book 358 at page 471, Deed Records of Klamath County, Oregon, to Tulana Farms, an Oregon Corporation.

(Affects SW1/4 SW1/4 Section 19, Township 34 South, Range 7 East of the Willamette Meridian; SE1/4 SE1/4 Section 24, and N1/2 Section 25, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon)

Reservations, restrictions and easements as contained in Deed from United States National Bank of Oregon, a National Banking Association, Trustee, as grantor, to Gerald A. Page and Louise L. Page, husband and wife, as grantees, recorded April 20, 1978 in Volume M78, page 7775, Microfilm Records of Klamath County, Oregon.

In the matter of CUP 105-94 and LP 63-94 recorded November 21, 1994 in Volume M94, page 35695, Microfilm Records of Klamath County, Oregon, to wit:

"Therefore, it is ordered the request of PAGE for C.U.P. 105-94 and L.P. 63-94 is approved subject to the following conditions: 1. The applicant shall file a restrictive covenant with the County Clerk prohibiting the permit holder and their successors in interest from filing complaint concerning accepted resource management practices that may occur on nearby lands.

A 60-foot easement for ingress and egress as evidenced by Land Partition 63-94.

Utility easement as created by Bargain and Sale Deed, subject to the terms and provisions thereof;

Dated: April 7, 1995  
Recorded: April 7, 1995  
Volume: M95, page 8757, Microfilm Records of Klamath County, Oregon  
Grantor: Gerald A. Page and Louise L. Page  
Grantee: Valerie K. Root

Exhibit A – Page 1 of 1

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

APR 25 2002

2:09 PM  
*John S. Root*  
COUNTY CLERK