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BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:
Robert Perla, President
Perla Enterprises, Inc.
1922 Stradella Road
Los Angeles, CA. 90077

Vol M02 Page 38731

State of Oregon, County of Klamath
Recorded 07/08/2002 11 46 a. m.
Vol M02, Pg 38731
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements shall be sent to the address shown above.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That ASPEN TITLE & ESCROW, INC., an Oregon corporation as Trustee for Perla Enterprises, Inc., an Oregon Corporation, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PERLA ENTERPRISES, INC., an Oregon corporation, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Lots 13, 18 and 19, Block 8 and Lot 19, Block 11, All in Tract No. 1107 FIRST ADDITION TO SPRAGUE RIVER PINES and Lot 17, Block 11, Tract No. 1107, FIRST ADDITION TO SPRAGUE RIVER PINES and Lot 25, Block 1, Tract No. 1029, SPRAGUE RIVER PINES, ALL in the County of Klamath, State of Oregon.

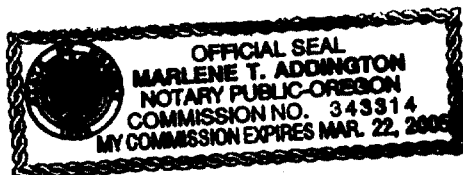
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is to convey title only.
(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument May 29, 2002; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

ASPEN TITLE & ESCROW, INC., an Oregon corporation

By: Dennis Gish



STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 29th day of May, 2002, by Dennis Gish, Vice President of Aspen Title & Escrow, Inc. an Oregon corporation, on behalf of the corporation.

Marlene T. Addington
Notary Public for Oregon

My commission expires: March 22, 2005

(SEAL)
(If executed by a corporation, affix corporate seal)

BARGAIN AND SALE DEED

This document is recorded at the request of:

ASPEN TITLE & ESCROW, INC. AS TRUSTEE,
GRANTOR
and
PERLA ENTERPRISES, INC., GRANTEE