

02 SEP 5 PM 3:15

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STATE OF OREGON,

1 ss.

WILLIAM E. YOUNG FAMILY TRUST

P.O. BOX 3168

PORTLAND, OR 97208

Grantor's Name and Address

J-SPEAR RANCH CO.

P.O. BOX 257

KLAMATH FALLS, OR 97601

Grantee's Name and Address

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

J-SPEAR RANCH CO.

P.O. BOX 257

KLAMATH FALLS, OR 97601

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

J-SPEAR RANCH CO.

P.O. BOX 257

KLAMATH FALLS, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 09/05/2002 3:15 P m.

Vol M02, Pg 50509

Linda Smith, County Clerk

Fee \$ 2/00 # of Pgs 1

puty.

AMT 57456 KR

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WILLIAM E. YOUNG AND L.A. AAMOLD, SR., VICE PRESIDENT OF U.S. BANK NATIONAL ASSOCIATION, FORMERLY KNOWN AS UNITED STATES NATIONAL BANK OF OREGON \*\*, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto J-SPEAR RANCH CO., 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The S1/2 SW1/4 Section 4; The E1/2 SE1/4 Section 7; The W1/2 SW1/4 Section 8; The NE1/4 NE1/4 Section 8; The NW1/4 NW1/4 Section 9, All in Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

\*\* AS TRUSTEES OF THE WILLIAM E. YOUNG IRREVOCABLE FAMILY TRUST DATED NOVEMBER 5, 1976

(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 \$ 824,400.00. 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. (The sentence between the symbols  $\Phi$ , 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 August 27, 2002; 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.

THE WILLIAM E. YOUNG FAMILY TRUST

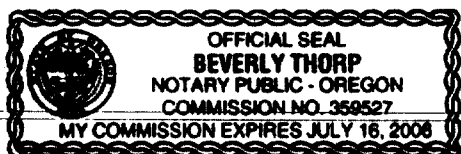
L.A. AAMOLD, SR., U.S. BANK V. PRES., TRUSTEE

WILLIAM E. YOUNG, TRUSTEE

STATE OF OREGON, County of Multnomah) ss.

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

This instrument was acknowledged before me on August 27, 2002, by WILLIAM E. YOUNG AND L.A. AAMOLD, SR., US BANK V. PRESIDENT as TRUSTEES of THE WILLIAM E. YOUNG IRREVOCABLE FAMILY TRUST DATED NOVEMBER 5, 1976



Notary Public for Oregon

My commission expires

July 16, 2006