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MTC 1396-4637

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STATE OF OREGON,

AMERICAN EXCHANGE SERVICES, INC.

PO BOX 1804

MEDFORD, OR 97501

Grantor's Name and Address

WEST MAIN INVESTMENTS LLC

5516 37th ST. NW

GIG HARBOR, WA 98335

Grantee's Name and Address

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

AMERICAN EXCHANGE SERVICES INC.

PO BOX 1804

MEDFORD, OR 97501

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

WEST MAIN INVESTMENTS LLC

5516 37th ST NW

GIG HARBOR, WA 98335

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 01/28/2003 3:03 p. m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

puty.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that AMERICAN EXCHANGE SERVICES, INC.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WEST MAIN INVESTMENTS LLC

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:

PARCEL 2 OF LAND PARTITION 21-00 SITUATED IN THE SW 1/4 NW 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SUBJECT TO:

TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF GIVEN TO SECURE AN INDEBTEDNESS OF \$562,500.00,

DATED: AUGUST 12, 2002

RECORDED: AUGUST 19, 2002 IN VOLUME M02, PAGE 46589, RECORDS OF KLAMATH COUNTY, OREGON.

GRANTOR: AMERICAN EXCHANGE SERVICES, INC.

TRUSTEE: FIRST AMERICAN TITLE CO.

BENEFICIARY: SCOTT VALLEY BANK

WHICH THE GRANTEE HEREIN AGREES TO ASSUME AND PAY.

**COMPLETION OF AN IRC SECTION 1031 TAX DEFERRED EXCHANGE.

(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 \$ see** ~~However, the actual consideration consists of or includes other property or value given or promised which is a part of the whole (indicate which) consideration.~~ (The sentence between the symbols Φ , 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 January 24, 2003; 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.

AMERICAN EXCHANGE SERVICES, INC.

BY: Cindi Poling
CINDI POLING, ASSISTANT SECRETARY

STATE OF OREGON, County of JACKSON ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on January 24, 2003

by

CINDI POLING

as

ASSISTANT SECRETARY

of

AMERICAN EXCHANGE SERVICES, INC.



Notary Public for Oregon

My commission expires Sept. 13, 2004