

'03 MAR 20 PM2:56

Vol M03 Page 16893

MTL 1396-4804

BARGAIN AND SALE DEED

State of Oregon, County of Klamath
Recorded 03/20/2003 2:56 p.m.
Vol M03 Pg 16893
Linda Smith, County Clerk
Fee \$ 41 # of Pgs 5

Grantor's Name and Address:

Richard A. Schaefer, et al.
4288 East Barnett Road
Medford, OR 97504

Grantee's Name and Address:

Winding Sprague Partnership, an Oregon Partnership
4288 East Barnett Road
Medford, OR 97504

Until a Change is Requested

send all tax statements to:
Winding Sprague Partnership
c/o Richard A. Schaefer
4288 East Barnett Road
Medford, OR 97504

After Recording Return To:

STARK AND HAMMACK, P.C.
201 West Main Street, Suite 1B
Medford, OR 97501


KNOW ALL MEN BY THESE PRESENTS that the undersigned Richard A. Schaefer, Eugene W. Bell, and Alden Glidden, Grantors, hereby convey and set over unto Winding Sprague Partnership an Oregon Partnership consisting of Richard A. Schaefer, Sharon L. Schaefer, Eugene W. Bell, Alden Glidden, and Starla Lea Glidden, Grantee, all their right, title and interest in the property described on Exhibit "A", which is attached hereto and by this reference incorporated herein.

By accepting delivery and recording this deed, Grantee agrees to pay and to perform all terms and conditions of the Promissory Note and Trust Deed, Assignment of Rents Security Agreement, and Fixture Filing and related loan documents in connection with that certain document recorded in Vol MO2 Page 38806 of the Klamath County, Oregon Microfilm Records.

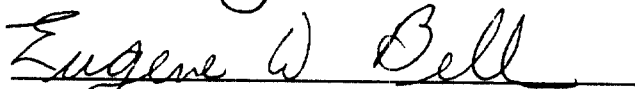
The true and actual consideration paid for this transfer is \$0.00. The actual consideration consists of promises made which are the whole consideration.

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.

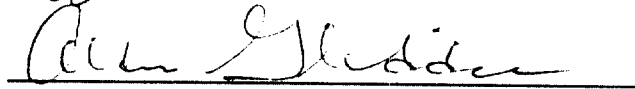
IN WITNESS WHEREOF, the grantors have executed this instrument this 11
day of March, 2003.



Richard A. Schaefer



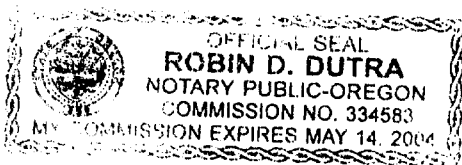
Eugene W. Bell



Alden Glidden

STATE OF OREGON)
)ss.
County of Jackson)

This instrument was acknowledged before me this 19th day of March, 2003, by **Richard A. Schaefer** and acknowledge the above instrument to be his voluntary act and deed.

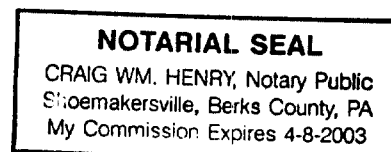


Robin D. Dutra
Notary Public for Oregon
My Commission Expires: 5/14/04

STATE OF PENNSYLVANIA)
)ss.
County of BERKS)

This instrument was acknowledged before me this 11th day of March, 2003, by **Eugene W. Bell** and acknowledge the above instrument to be his voluntary act and deed.

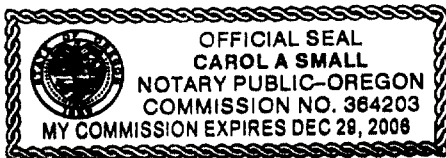
Craig W. Henry
Notary Public for Pennsylvania
My Commission Expires: 4/8/2003



STATE OF OREGON)
)ss.
County of Klamath)

16895

This instrument was acknowledged before me this 12 day of March, 2003, by **Alden Glidden** and acknowledge the above instrument to be his voluntary act and deed.



Carol A. Small
Notary Public for Oregon
My Commission Expires: 12/29/06

EXHIBIT "A"

16896

Parcel 1

Government Lots 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30 and 31, Section 16, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Great Northern Railway and ALSO EXCEPTING the following tract of land:

Commencing at a point which is the Southwest corner of the SE $\frac{1}{4}$ of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.

Parcel 2

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 3

The E $\frac{1}{2}$ E $\frac{1}{2}$ Section 21, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of Klamath Falls-Lakeview Highway.

Parcel 4

Government Lots 1, 8, 9, 16, 17, 24, 25, and 32, Section 16, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Great Northern Railway.

Parcel 5

The S $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 22 and the W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 27, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXHIBIT "A", Continued

Parcel 6

The S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 7

The N $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 33, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 8

The SW $\frac{1}{4}$ of Section 15, and the NW $\frac{1}{4}$ of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Together with all that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of the Klamath Falls-Lakeview Highway.

EXCEPTING THEREFROM a triangular parcel of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the intersection of the South line of the said SW $\frac{1}{4}$ NW $\frac{1}{4}$ with the Southeasterly right-of-way line of the Klamath Falls-Lakeview Highway; thence East along the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 327 feet; thence North, at right angles to said South line 242.5 feet, more or less, to a point on the Southeasterly line of said Highway; thence Southwesterly along said Southeasterly line a distance of 408 feet, more or less, to the point of beginning. ALSO

EXCEPTING THEREFROM that portion of Section 22, lying within the boundaries of the Klamath Falls-Lakeview Highway.

Parcel 9

A parcel of land situated in Section 16, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point which is the Southwest corner of the SE $\frac{1}{4}$ of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.