

03 MAR 21 PM 10:05

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:  
Mr. And Mrs. Douglas E. Adkins  
9338 Hill Road  
Klamath Falls, OR. 97603

Vol M03 Page 17070

State of Oregon, County of Klamath  
Recorded 03/21/2003 10:05 A.m.  
Vol M03 Pg 17070 - 71  
Linda Smith, County Clerk  
Fee \$ 26 # of Pgs 2

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 ISAKSON & CO. CPA'S P.C., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ADVENTURES WEST, LLC, an Oregon Limited Liability Company, 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, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

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 equitable value.  
(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 March 20, 2003; 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.

ISAKSON & CO. CPA'S P.C.

BY: E. Ronald Isakson  
E. RONALD ISAKSON, PRESIDENT

STATE OF OREGON, )  
County of ) ss.  
The foregoing instrument was acknowledged before me this  
, by

(SEAL) Notary Public for Oregon  
My commission expires:

**BARGAIN AND SALE DEED**  
ISAKSON & CO. CPA'S P.C., as grantor  
and  
ADVENTURES WEST, LLC, as grantee

OFFICIAL SEAL  
MARLENE T. ADDINGTON  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 343314  
MY COMMISSION EXPIRES MAR. 22, 2005  
The foregoing instrument was acknowledged before me this 20th day of  
March, 2003, by E. Ronald Isakson, as president of Isakson & Co. CPA's  
P.C.  
Marlene T. Addington  
Notary Public for Oregon  
My commission expires: March 22, 2005  
(SEAL)  
(If executed by a corporation,  
affix corporate seal)

This document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00056767

17071

Exhibit "A"

Parcel 2 and 3 of Land Partition 42-96, situated in Section 33, Township 39 South, Range 10 East of the Willamette Meridian, according to the official plat thereof recorded in the office of the County Clerk, Klamath County, Oregon;

ALSO,

the North half of the Northwest quarter of the Northeast quarter;

the Southeast quarter of the Northwest quarter of the Northeast quarter;

the South half of the Northwest quarter;

the Southwest quarter of the Northeast quarter;

and the East half of the Northeast quarter;

all being in Section 34, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.