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Vol M03 Page 19603

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:

*Ret*  
Salinas Holdings, LLC  
2406 N. Lake Avenue  
Altadena, CA 91001

State of Oregon, County of Klamath  
Recorded 04/01/2003 11:52 A.m.  
Vol M03 Pg 19603-604  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that John C. Lucas and Kathleen A. Lucas, as Trustees of the John C. Lucas and Kathleen A. Lucas Revocable Living Trust, hereinafter Grantors, for the consideration herein stated, do hereby grant, bargain, sell and convey unto Salinas Holdings, LLC, a California limited liability company, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of that certain real property situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as 2933 Greensprings Drive, Klamath Falls, Oregon

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 \$470,000, consisting of the unpaid balances owed to the holders of existing first and second trust deed loans being taken subject to by Grantee.

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.

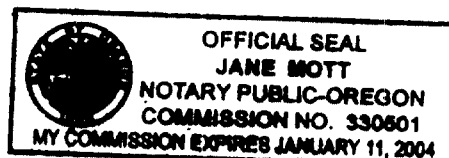
IN WITNESS WHEREOF, the Grantors have executed this instrument this 14 day of March,

2003  
John C. Lucas, Trustee  
JOHN C. LUCAS, Trustee

Kathleen A. Lucas, Trustee  
KATHLEEN A. LUCAS, Trustee

STATE OF OREGON }

COUNTY OF JACKSON }



This instrument was acknowledged before me on March 14, 2003, by John C. Lucas and Kathleen A. Lucas.

Jane Mott  
Notary Public

My commission expires:

Jan. 11, 2004

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## Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

## Parcel 1:

Beginning at an iron pin on the Southerly right of way line of the Weed-Klamath Falls Highway, which lies North  $0^{\circ}43'$  West along the West section line a distance of 629 feet and North  $44^{\circ}50' 1/2'$  East along the said Southerly right of way line a distance of 438 feet and North  $45^{\circ}09' 1/2'$  West a distance of 20 feet and North  $44^{\circ}50' 1/2'$  East a distance of 50 feet from the iron pin which marks the quarter corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: continuing North  $44^{\circ}50' 1/2'$  East along said Highway line a distance of 160.5 feet to an iron pin which marks the point of curvature of a  $2^{\circ}57'$  curve to the left; thence following the arc of a  $2^{\circ}57'$  curve to the left a distance of 39.5 feet to an iron pin (the long chord of this curve bears North  $44^{\circ}15' 1/2'$  East a distance of 39.5 feet); thence South  $46^{\circ}19' 1/2'$  East along a radial line a distance of 320 feet to an iron pin; thence following the arc of a  $2^{\circ}32'$  curve to the right (the long chord of this curve bears South  $44^{\circ}15' 1/2'$  West a distance of 45.95 feet) a distance of 45.95 feet to an iron pin; thence South  $44^{\circ}50' 1/2'$  West tangent to the curve a distance of 60  $1/2$  feet to an iron pin; thence South  $44^{\circ}50' 1/2'$  West a distance of 60  $1/2$  feet to an iron pin; thence South  $44^{\circ}50' 1/2'$  West a distance of 100 feet to a point; thence North  $45^{\circ}09' 1/2'$  West a distance of 320 feet, more or less, to the point of beginning, said tract being in the W  $1/2$  NW  $1/4$  of Section 8, Township 39 South, Range 9 East of the Willamette Meridian.

AND ALSO beginning at an iron pin which lies North  $0^{\circ}43'$  West along the West section line a distance of 629 feet and North  $44^{\circ}50' 1/2'$  East along the Southerly right of way line of the Weed-Klamath Falls Highway a distance of 438 feet and North  $45^{\circ}09' 1/2'$  West along the right of way line a distance of 20 feet and North  $44^{\circ}50' 1/2'$  East along the right of way line a distance of 210.5 feet and thence South  $45^{\circ}09' 1/2'$  East a distance of 320 feet from the iron pin which marks the quarter corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing South  $45^{\circ}09' 1/2'$  East 300 feet to a point; thence South  $44^{\circ}50' 1/2'$  West 160.5 feet to a point; thence North  $45^{\circ}09' 1/2'$  West 300 feet to a point; thence North  $44^{\circ}50' 1/2'$  East 160.5 feet to the point of beginning.

SAVING AND EXCEPTING that portion deeded to Klamath County, a political subdivision, by Deed dated September 11, 1984, recorded February 22, 1985 in Volume M85 page 2704, Deed records of Klamath County, Oregon.

## Parcel 2:

Beginning at an iron pin on the Southerly right of way of the Weed-Klamath Falls Highway which lies N.  $0^{\circ}43'$  W. along the West section line a distance of 629 feet and N.  $44^{\circ}50' 1/2'$  E. along the said Southerly right of way line a distance of 438 feet and N.  $45^{\circ}09' 1/2'$  W. a distance of 20 feet and N.  $44^{\circ}50' 1/2'$  E. a distance of 210.5 feet and thence along the arc of a  $2^{\circ}57'$  curve to the left a distance of 39.5 feet (the long chord of this curve bears N.  $44^{\circ}15' 1/2'$  E. a distance of 39.5 feet) from the iron pin which marks the quarter corner common to Sections 7 and 8, T. 39 S., R. 9 E.W.M. and running thence: continuing along the arc of a  $2^{\circ}57'$  curve to the left (and along the Southerly right of way line of the Weed-Klamath Falls Highway) a distance of 169.3 feet to an iron pin which marks the point of tangent (the long chord of this curve bears N.  $41^{\circ}10' 1/2'$  E. a distance of 169.25 feet); thence S.  $51^{\circ}19' 1/2'$  E. a distance of 320 feet to an iron pin; thence following the arc of a  $2^{\circ}32'$  curve to the right (the long chord of this curve bears S.  $41^{\circ}10' 1/2'$  W. a distance of 197.16 feet) a distance of 197.25 feet to an iron pin; thence N.  $46^{\circ}19' 1/2'$  W. along a radial line a distance of 320 feet more or less to the point of beginning, said tract being in the W  $1/2$  NW  $1/4$  of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.