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State of Oregon, County of Klamath
Recorded 05/13/2003 2:39 p m.
Vol M03 Pg 32024-25
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

*KNOW ALL MEN BY THESE PRESENTS, That **STEVE T. MORRIS and BETTY J. MORRIS, husband and wife,** hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **MORRIS PROPERTIES L.T.D., a limited partnership,** 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 **KLAMATH**, State of Oregon, described as follows, to-wit:*

*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 to change vested title only.
(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 **May 6, 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.*


BETTY J. MORRIS

STATE OF OREGON, County of [] ss.
The foregoing instrument was acknowledged before me this
[] , by [] , [] president, and by
[] , [] secretary of [] a []
corporation, on behalf of the corporation.

The foregoing instrument was acknowledged before me this 6th day of May, 2003, by Steve T. Morris and Betty J. Morris

Wardene L. Addington
Notary Public for Oregon

My commission expires: [] (If executed by a corporation, affix corporate seal)

My commission expires: March 22, 2005

BARGAIN AND SALE DEED
STEVE T. MORRIS and BETTY J. MORRIS, as grantor
and

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

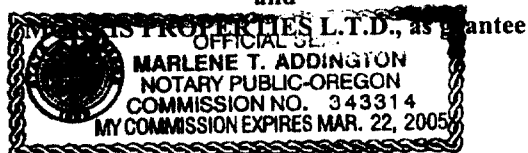


Exhibit A

A portion of Lots 7 and 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, which corner is the intersection of the Southwesterly line of Tenth Street and the Southeasterly line of Lincoln Street; thence Southeasterly along the Southwesterly line of Tenth Street a distance of 50 feet to the true point of beginning; thence Southwesterly parallel to the Southeasterly line of Lincoln Street a distance of 90 feet; thence Southeasterly parallel to the Southwesterly line of Tenth Street, a distance of 50 feet; thence Northeasterly parallel to the Southeasterly line of Lincoln Street, a distance of 90 feet, more or less, to the Southwesterly line of Tenth Street; thence Northwesterly along the Southwesterly line of Tenth Street, a distance of 50 feet to the point of beginning.

Beginning at a point on the Northeasterly line of Lot 8, Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, which point lies 100 feet Southeasterly from the most Northerly corner of Lot 8; thence Southwesterly parallel with Lincoln Street a distance of 44 feet and 9 inches; thence Southeasterly parallel with Tenth Street, a distance of 9 inches; thence Northeasterly parallel with Lincoln Street, a distance of 44 feet and 9 inches, more or less, to the Northeasterly line of Lot 8; thence Northwesterly along said line of Lot 8 a distance of 9 inches to the point of beginning.

Beginning at a point on the line between Lots 7 and 8 of Block 56, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, which portion lies 48 feet distant Southeasterly from the most Northerly corner of said Lot 7 and running thence Southeasterly parallel with Tenth Street a distance of 2 feet; thence Southwesterly parallel with Lincoln Street a distance of 25 feet; thence Northwesterly parallel with Tenth Street a distance of 2 feet; thence Northeasterly parallel with Lincoln Street, a distance of 25 feet to the point of beginning.