

After Recording Return to:  
Steve T. Morris, General Partner  
MORRIS PROPERTIES L.T.D.  
P. O. Box 191443  
Sacramento, CA. 95819

Vol M03 Page 32026

State of Oregon, County of Klamath  
Recorded 05/13/2003 2:39 p m.  
Vol M03 Pg 32026-27  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements  
shall be sent to the address shown above.

*As per 56975*  
**BARGAIN AND SALE DEED**

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:


See Legal Description marked Exhibit "A" attached hereto and made a part hereof as though fully set forth herein.

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.

  
STEVE T. MORRIS

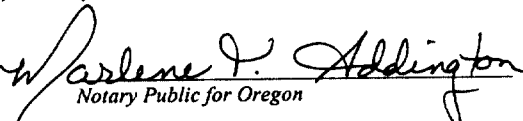
  
BETTY J. MORRIS

STATE OF OREGON, )  
 ) ss.  
County of Klamath )

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

(SEAL)

  
Notary Public for Oregon

Notary Public for Oregon

My commission expires: [ ]

(SEAL)  
(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

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

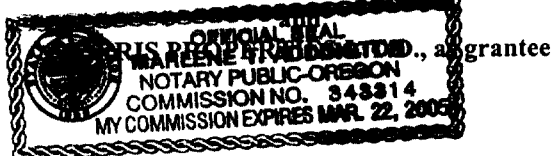


Exhibit A

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; thence Southwesterly parallel to the Southeasterly line of Lincoln Street a distance of 90 feet; thence Northwesterly and parallel to the Southwesterly line of Tenth Street, a distance of 50 feet to the Southeasterly line of Lincoln Street; thence Northeasterly along said line of Lincoln Street 90 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING the following described parcel of real property:

Beginning at a point on the line between Lots 7 and 8 of Block 56, Nichols Addition to the City of Klamath Falls, 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.