

AFTER RECORDING RETURN TO:

Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 08/27/2003 3:36 p m
Vol M03 Pg 63271-72
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

SEND TAX STATEMENTS TO

CBA, LLC
1859 Riverside Drive
Klamath Falls, OR 97601

CE-6021

BARGAIN AND SALE DEED

JOHN N. LARSEN, III, Grantor, conveys to CBA, LLC, an Oregon limited liability company, Grantee, the following described real property:

See Attached Legal Description

SUBJECT TO: Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land, and the Trust Deed dated the 15th day of November, 2000, and recorded the 14th day of June, 2001 in Vol M01, page 28330, Mortgage records of Klamath County, Oregon.

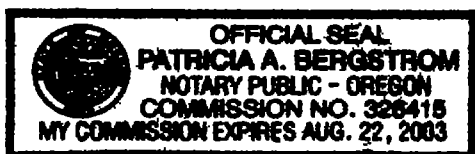
The true consideration for this conveyance is LLC contribution.

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 USES.

John N. Larsen, III
JOHN N. LARSEN, III

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 28th day of April, 2003, by JOHN N. LARSEN, III.



Patricia A. Bergstrom
Patricia A. Bergstrom
Notary Public for Oregon
My Commission Expires: August 22, 2003

GRANTORS' NAME AND ADDRESS:

JOHN N. LARSEN, III
1859 Riverside Drive
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

CBA, LLC
1859 Riverside Drive
Klamath Falls OR 97601

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A fraction of NE 1/4 of the SW 1/4 East of the County Road in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 1920 feet North of the quarter section corner between Sections 5 and 8, Township 39 South, Range 9 East of the Willamette Meridian; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet; thence North 208.7 feet to the place of beginning.

Lots 2 to 7, inclusive Block 2; Lots 6 to 10, inclusive, Block 3;
Lots 1 to 14, inclusive, Block 4; Lots 1 to 3, inclusive, Block 5;
All in Fairfield and vacated alley lying in Blocks 4 and 5 and vacated Burger Avenue and vacated DeWoody Street in the County of Klamath, State of Oregon.

EXCEPTING the North one-half of vacated DeWoody Street adjacent to Lot 5 Block 3.