

NJC - 60921

03 SEP 12 PM 3:44

BARGAIN AND SALE DEED - STATUTORY FORM

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Washington Mutual Bank

Grantee: Peter O'Neil

Until a change is requested, all tax statements shall be sent to the following address:

Peter O'Neil
P.O. Box 124
Midland, OR 97634

After Recording return to:

Peter O'Neil
P.O. Box 124
Midland, OR 97634

Escrow No. 798151 KHD
Title No. 0060921

Vol M03 Page 68206

State of Oregon, County of Klamath
Recorded 09/12/03 3:49 p.m.
Vol M03 Pg 68206-05
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WASHINGTON MUTUAL BANK, SUCCESSOR IN INTEREST BY MERGER TO WESTERN BANK,
Grantor, conveys to ~~PETER O'NEIL~~, Grantee, the following described real property situated in Klamath County,
Oregon, to wit:

*P & E Rentals, LLC, an Oregon limited liability company

See Attached Legal Description.

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.

The true consideration for this conveyance is \$37,000.00. (Here comply with the requirements of ORS 93.030).

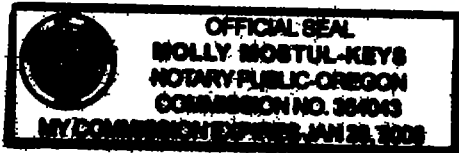
Dated this 12th day of August, 2003.

Washington Mutual Bank

Dennis Nye
Dennis Nye, Vice President

State: OR
County: Washington

The foregoing instrument was acknowledged before me this 12th day of August, 20 03
by: Dennis Nye, Vice President of Washington Mutual Bank.



Molly Mostul-Keys
Notary Public
My Commission Expires: 1/28/06

265

68207

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the W1/2 NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 30 feet East and 30 feet North of the quarter corner common to Sections 16 and 17 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, running thence East 1658 feet, more or less, to the West boundary line of Government Drain Ditch, 1-C-1; thence along the Westerly boundary line of said Drain Ditch, North 10 degrees 45' East 402.3 feet; thence North 39 degrees 54' West 1338 feet, more or less, to an intersection with the Easterly boundary line of Midland Market Road; thence along the Easterly boundary of the said Market Road in a Southwesterly direction to the point of beginning.

LESS AND EXCEPTING rights of way for irrigation ditches and drains heretofore deeded to the United States of America.

EXCEPTING THEREFROM the following described tract of land deeded to Ronald L. McDaniel, et ux., by deed recorded in Deed Volume 354, page 428, Deed Records of Klamath County, Oregon:

Beginning at an iron pin situated on the Southeasterly right of way of the Old Midland Road, said point located South a distance of 1795.5 feet and South 77 degrees 15' East a distance of 168.0 feet from the Northwest corner of said Section 16; thence South 49 degrees 45' East a distance of 170.0 feet to an iron pin; thence South 2 degrees 55' East a distance of 166.9 feet, more or less, to an iron pin on the Northerly right of way of the U.S.B.R. A-3-1 (F-16) Canal; thence Northeasterly along the Northerly right of way of said canal to the intersection of the Westerly right of way of the U.S.B.R. A-3 Canal; thence Northwesterly along the Westerly right of way of said canal to the intersection with the Southeasterly right of way of the Old Midland Road; thence Southwesterly along the Southeasterly right of way of said road to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situate in the SW1/4 NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southeasterly right of way of the Old Midland Road, said point being South 77 degrees 15' East a distance of 168.0 feet from an iron pipe which is South a distance of 1795.5 feet from the iron pin marking the Northwest corner of said Section 16; thence South 49 degrees 45' East a distance of 170.0 feet to an iron pin; thence South 30 degrees 00' West a distance of 120.06 feet to a point; thence North 59 degrees 12' West a distance of 163.58 feet, more or less, to a point on the Southeasterly line of Old Midland Road; thence Northeasterly, along said Southeasterly line being on the arc of a curve to the right, a distance of 148.35 feet, more or less, to the point of beginning.