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WTC-63391

BARGAIN AND SALE DEED

Vol M03 Page 89167

Grantor: Olene-Pine Grove Community Club  
13200 Hwy 140E  
Klamath Falls, OR 97603

Grantee: Klamath County School District  
10501 Washburn Way  
Klamath Falls, OR 97603

After recording, return & send tax statements to:  
Klamath County School District  
10501 Washburn Way  
Klamath Falls, OR 97603

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That Olene-Pine Grove Community Club, a dissolved Oregon corporation, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the Klamath County School District, an Oregon School District, 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:

Refer to Exhibit A, attached hereto and incorporated by this reference.

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 \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

Done by order of the Grantor's Board of Directors, approved prior to the corporation's dissolution. The undersigned are the last duly authorized officers of the corporation prior to its dissolution.

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 this 5<sup>th</sup> day of December, 2003; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

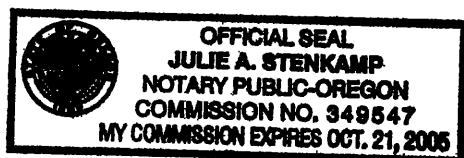
Olene-Pine Grove Community Club

By: Julie Martin  
Julie Martin, President

By: Robert Langley  
Robert Langley, Acting Secretary

STATE OF OREGON       )  
                                  ) ss  
County of Klamath       )

This instrument was acknowledged before me on December 5, 2003 by Julie Martin, as President and Robert Langley, as Acting Secretary for the Olene-Pine Grove Community Club.



Julie A. Stenkamp  
Notary Public for Oregon  
My Commission Expires: 10/21/05

26.00 am

Exhibit A

89168

That portion of the SW1/4 SE1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 75 feet Northerly from and at right angles to the center line of the U.S.R.S. Canal, from which point the quarter corner common to Sections 15 and 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears South 77° 42' West a distance of 256.4 feet; thence South 0° 35' East a distance of 52.7 feet; thence from said point of beginning North 77° 42' East a distance of 173.8 feet; thence North 63° 50' East a distance of 50.1 feet; thence North 3° 40' West a distance of 307.2 feet to a point in the Southerly right of way line of the Klamath Falls - Lakeview Highway; thence along the Southerly right of way line of the Klamath Falls - Lakeview Highway South 82° 55' West 95.8 feet; thence South 85° 55' West 25.2 feet; North 89° 57' West 26.7 feet; North 85° 22' West 27.3 feet; North 80° 34' West 25.3 feet to a point on the said Southerly right of way line of the Klamath Falls - Lakeview Highway; thence South 3° 40' East a distance of 349.9 feet to the point of beginning.

Tax Account No.: 3910-015D0-00700-000

Key No.: 596910

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