

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

State of Oregon, County of Klamath
Recorded 01/30/2004 9:17a m
Vol M04 Pg 5731-32
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

SEND TAX STATEMENTS TO:

L & A Properties, LLC
4304 Highway 39
Klamath Falls OR 97603

STATUTORY BARGAIN AND SALE DEED

ARCHIE L. LINMAN and LINDA K. LINMAN, Grantors, convey to L & A Properties, LLC, Grantee, the real property more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

The consideration for this Deed is business planning.

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.

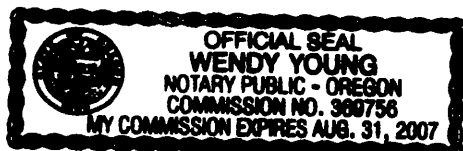
Dated this 6th day of January, 2004.

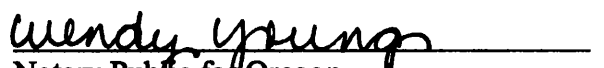

ARCHIE L. LINMAN


LINDA K. LINMAN

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 6th, 2004 by Archie L. Linman and Linda K. Linman.




Notary Public for Oregon
My Commission Expires: 8-31-2007

DESCRIPTION OF PROPERTY

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

Parcel 1:

Lots 1 and 2 in Block 1 of Kerns Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SAVING AND EXCEPTING that portion of Lot 2 described as follows:
Beginning at the Southwest corner of Lot 2; thence North along the Westerly line of Lot 2 a distance of 60 feet to a point; thence Easterly and parallel to the Southerly line of said Lot 2 a distance of 267.34 feet to a point; thence South parallel to the Westerly line of said Lot 2 a distance of 60 feet to the Southerly line of said Lot 2; thence Westerly along said Southerly line to the point of beginning.

Parcel 2:

ALSO a strip of land situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12 Township 39 South, Range 9 E.W.M., described as follows:

The North 420.13 feet of that certain undedicated 30-foot strip shown on the plat of Kerns Tracts lying between the Klamath Falls-Merrill Highway and Farmers Way; the portion of said strip herein conveyed being bounded on the North by the South line of Hager Avenue and on the South by the South line of Lot 2, Block 1, extended Easterly, in Kerns Tracts, according to the official plat thereof on file in the records of Klamath County, Oregon.

TOGETHER with that portion of vacated Farmers Way adjacent thereto.