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BARGAIN AND SALE DEED

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CN 1

KNOW ALL MEN BY THESE PRESENTS, That JOHN K. LAWTON

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
JK Squared, LLC an Oregon Limited Liability Company
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:

LEGAL DESCRIPTION:

A parcel of land situated in the E 1/2 NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at the one-quarter corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, said point being in the center of Hilyard Avenue; thence South 0°22' East along the East line of the NW 1/4 of said Section 12 a distance of 979.91 feet; thence South 42°50' West a distance of 671.94 feet to a point which is the Southeasterly corner of property conveyed to Dean et ux by deed recorded in Volume 304 on page 592, of Klamath County Deed Records; thence North parallel with the East line of said NW 1/4 and along the East line of said property conveyed to Dean, 1065.75 feet to the North line of said property conveyed to Dean, et ux; thence South 89°52' East a distance of 30 feet; thence North 0°22' West 219.0 feet; thence South 89°52' East 126 feet; thence North 0°22' West a distance of 189 feet, more or less, to the North line of said Section 12, it being on the center line of Hilyard Avenue; thence South 89°52' East a distance of 304 feet, more or less, to the point of beginning. Saving and excepting any portion lying within Tract 1300-Klamath Meadows East.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 140,000.00.

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3rd day of June, 2004, Y.S.; 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.

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.

John K. Lawton
John K. Lawton

STATE OF OREGON, County of Nackson ss.

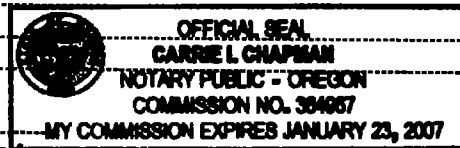
This instrument was acknowledged before me on June 3, 2004,
by John K. Lawton

This instrument was acknowledged before me on June 3, 2004,
by John K. Lawton

as _____
of Carrie L. Chapman

Notary Public for Oregon

My commission expires Jan 23 2007



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 06/08/2004 11:55 a m
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

21/F