

04 JUN 15 PM 3:43

WTC-65166

Vol M04 Page 38468

RECORDING REQUESTED BY AND
AFTER RECORDING RETURN AND
SEND TAX STATEMENTS TO:

State of Oregon, County of Klamath
Recorded 06/15/2004 3:43 p m
Vol M04 Pg 38468-69
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Gazelle Investments
c/o Jerry Eiler
520 Coachman Drive
Jacksonville, OR 97530

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that David John Peters, a former Partner in Gazelle Investments, an Oregon Partnership, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GAZELLE INVESTMENTS, an Oregon Partnership, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of his undivided 25% interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 1
Lots 12B, 13A, 13B, 13C, 14A, 14B, 15A, 15B, 15C, 16A and 16B, Block 3,
SUPPLEMENTAL PLAT OF RAILROAD ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

See attached for additional property description
SUBJECT TO and EXCEPTING:

1. Existing leases.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions, restrictions as shown on the recorded plat of Supplemental plat of Railroad Addition.

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.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The consideration for this conveyance consists of other property or value given or promised.

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

IN WITNESS WHEREOF, the grantor has executed this instrument on June 10, 2004.


David John Peters

~~STATE OF OREGON~~)
Nevada

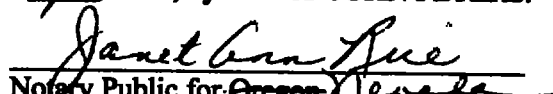
County of ~~Jackson~~)
Washoe

ss:

This instrument was acknowledged before me on 6/10, 2004, by DAVID JOHN PETERS.

[SEAL]




Notary Public for Oregon
My commission expires: 9-16-07

Additional legal description

PARCEL II:

38469

The Western 25 feet of the Southern 112.3 feet and the Eastern 25 feet of the Southern 137.3 feet of Alley Lot "A" of Block 3 of SUPPLEMENTAL PLAT OF RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.