

04 JUN 15 PM 3:43

WTC-651166

Vol M04 Page 38470

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

State of Oregon, County of Klamath  
Recorded 06/15/2004 2:43 p m  
Vol M04 Pg 38470-72  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

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

### BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GAZELLE INVESTMENTS, an Oregon Partnership composed of Barry Scott Peters, Theodore Allen Peters and Jerry C. Eiler, 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 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 11, 2004; if Grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

GAZELLE INVESTMENTS,  
an Oregon Partnership

By: Barry Scott Peters  
Barry Scott Peters

By: Beth Peters  
Beth Peters

By: Jerry C. Eiler  
Jerry C. Eiler

By: Ann Eiler  
Ann Eiler

3/10 am

By: Theodore Allen Peters  
Theodore Allen Peters

By: Elaine Peters  
Elaine Peters

STATE OF OREGON )  
 ) ss.  
County of Jackson )

On the 11 day of June, 2004, personally appeared the above-named Barry Scott Peters and Beth Peters, husband and wife, who being sworn stated that they are Partners in Gazelle Investments, an Oregon Partnership, and that they executed this instrument on behalf of said partnership by authority of its Partners.

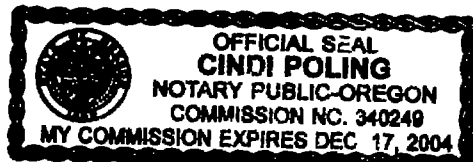


BEFORE ME:

Cindi Poling  
Notary Public for Oregon  
My Commission Expires: 12/17/2004

STATE OF OREGON )  
 ) ss.  
County of Jackson )

On the 11 day of June, 2004, personally appeared the above-named Jerry C. Eiler and Ann Eiler, husband and wife, who being sworn stated that they are Partners in Gazelle Investments, an Oregon Partnership, and that they executed this instrument on behalf of said partnership by authority of its Partners.



BEFORE ME:

Cindi Poling  
Notary Public for Oregon  
My Commission Expires: 12/17/2004

STATE OF OREGON )  
 ) ss.  
County of Jackson )

On the 11 day of June, 2004, personally appeared the above-named Theodore Allen Peters and Elaine Peters, husband and wife, who being sworn stated that they are Partners in Gazelle Investments, an Oregon Partnership, and that they executed this instrument on behalf of said partnership by authority of its Partners.



BEFORE ME:

Cindi Poling  
Notary Public for Oregon  
My Commission Expires: 12/17/2004

Additional legal description

**38472**

**PARCEL II:**

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.