

04 JUN 30 PM 3:29

After Recording Return to:

RBO PROPERTIES, LLC

3313 Washburn Way
Klamath Falls, OR
97603

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

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State of Oregon, County of Klamath
Recorded 06/30/2004 3:29p m
Vol M04 Pg 43069
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

Aspen 59461MA
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **JMJ PARTNERSHIP**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **RBO PROPERTIES, 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:

A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is 40 feet South and 277 feet East of the corner common to Sections 1, 2, 11 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East along the South line of **Front Street** in the City of Merrill, a distance of 111.5 feet; thence South to the North bank of Lost River; thence Southwesterly along said river to a point lying South of the true point of beginning; thence North to the true point of beginning.

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 to convey title only.
(here comply with the requirements of ORS 93.930)

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 **June 30, 2004**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

JMJ PARTNERSHIP

Jon K. O'Donnell

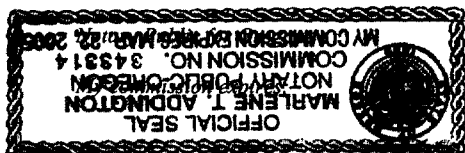
Michael D. Romtvedt

STATE OF OREGON,

County of

The foregoing instrument was acknowledged before me this
by

(SEAL)



BARGAIN AND SALE DEED
JMJ PARTNERSHIP, as grantor
and
RBO PROPERTIES, LLC, as grantee

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 30th day
of June, 2004, by Jon K. O'Donnell and
Michael D. Romtvedt as
Partners of **JMJ**

Partnership.

Marlene T. Addington
Notary Public for Oregon

My commission expires: **March 22, 2005**

(If executed by a corporation,
affix corporate seal)

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00059461

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