

04 JUL 28 AM 10:35

1st 420148

STATUTORY BARGAIN AND SALE DEED

JEFF COKER, WHO AQUIRED TITLE AS JEFFREY JOHN COKER AND JEFF J. COKER an individual, Grantor,

conveys to

JEFF COKER, GRANTEE,

an individual,

State of Oregon, County of Klamath
Recorded 07/28/04 10:36 A m
Vol M04 Pg 49255-56
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

the following described real property:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 153504

Map/Tax Lot No(s): 2409-30CA-2000

The true consideration for this conveyance is \$VESTING.

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 26 day of July, 2004.


JEFF COKER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on July 26, 2004 by JEFF COKER.

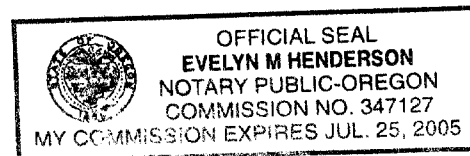

(Notary Public for Oregon)
My commission expires 7-25-05

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

CRESCENT SHELL
JEFF COKER
PO BOX 229
CRESCENT, OR 97733

TITLE NO. 7029420148
ESCROW NO. 14-0056004



26 F

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1: A tract of land described as follows: Beginning at an iron pin on the Westerly right of way line of the Highway 97 which lies Westerly 50 feet at right angles from its center and which iron pin also lies South $89^{\circ}48'$ East along the South line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, a distance of 315 feet and North $39^{\circ}40'$ East along the Westerly right of way of Highway 97 a distance of 153.45 feet from the brass cap corner which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence North $50^{\circ}20'$ West at right angles a distance of 133.5 feet to an iron pin which lies on the Easterly right of way line of the Gilchrist Company, Ltd. Railroad; thence Northeasterly along the Easterly right of way line of the Gilchrist Company Ltd. Railroad to its intersection with the Southerly right of way line of Ward Street extended; thence Southeasterly along the Southerly line of Ward Street 155 feet to its intersection with the Westerly right of way line of the Highway 97, which point is marked by an iron pin 50 feet Westerly at right angles from its center; thence South $39^{\circ}40'$ West along the Westerly right of way line of the Highway 97 a distance of 271.9 feet, more or less, to the point of beginning, said tract being a portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian of Klamath County, Oregon.

Parcel 2: A parcel of land in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, beginning at an iron pin on the Easterly right of way line of the Gilchrist & Co. Ltd. Railroad which lies South $89^{\circ}48'$ East along the 40 line a distance of 143.5 feet from the brass cap corner which marks the Southwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing South $89^{\circ}48'$ East along the 40 line a distance of 171.5 feet to an iron pin which lies on the Westerly right of way line of Highway 97, 50 feet at right angles Westerly from its center; thence North $39^{\circ}40'$ East along the Westerly right of way line of the Highway 97 a distance of 153.45 feet to an iron pin; thence North $50^{\circ}20'$ West a distance of 70 feet to a point which is the true point of beginning of this tract; thence South $39^{\circ}40'$ West a distance of 87 feet; thence North $50^{\circ}20'$ West to the right of way line of Gilchrist & Co. Ltd. Railroad; thence North $39^{\circ}40'$ East along the Easterly right of way line of Gilchrist & Co. Ltd. Railroad a distance of 87 feet; thence at right angles to the point of beginning.

Tax Parcel Number: 153504