

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Klamath Livestock Auction 1601 Laverne Klamath Falls, OR 97601
--	--

State of Oregon, County of Klamath
Recorded 08/12/04 3:38 p.m.
Vol M04 Pg 53158-59
Linda Smith, County Clerk
Fee \$26.00 # of Pgs 2

-BARGAIN AND SALE DEED-

Patricia Goodell, Trustee of the Goodell Loving Trust, dated April 29, 1992, Grantor, conveys to Klamath Livestock Auction Properties LLC, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See attached Exhibit "A"

The true and actual consideration for this transfer is to capitalize the company.

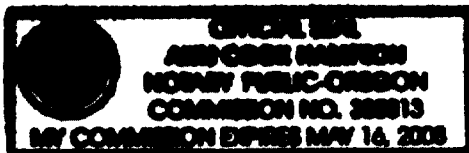
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 2nd day of AUG, 2004.

Goodell Loving Trust
Patricia Goodell - trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 2nd day of AUG, 2004, the above-named Patricia Goodell and acknowledged the foregoing instrument to be her voluntary act.



Ann Cook Hampton
Notary Public for Oregon
My Commission expires: _____

EXHIBIT "A"

PARCEL 1:

That portion of Tract 90 of ENTERPRISE TRACTS described as follows: Beginning at a point on the Easterly line of California Northeastern Railway Company right of way, which point is 30 feet, more or less, North from the South line of the NW $\frac{1}{4}$ of Section 9, Township 39 South, Range 9 East of the Willamette Meridian; thence running in an Easterly direction parallel with and 30 feet, more or less, North from the South line of the NW $\frac{1}{4}$ of Section 9, 263.2 feet, more or less, to a point; thence in a Northerly direction parallel with the Easterly boundary line of said Tract 90 to the Southerly right of way line of Great Northern Railway right of way; thence Northwesterly to the East right of way line of Southern Pacific Railroad right of way; thence Southerly along said Easterly line to the point of beginning.

PARCEL 2:

A portion of Tract 90, Enterprise Tracts more particularly described as follows: Beginning at a point on the East line of said Tract 90, 30 feet North of the Southeast corner of said Tract; thence West 688.6 feet, more or less, to the East boundary of a tract of land conveyed to J.L. Lee by deed recorded August 16, 1909, in Deed Volume 28, Page 17, thence North along the East boundary of said Lee Tract to the Southerly boundary of the Great Northern Railway right-of-way; thence Southeasterly along the Southerly boundary of said right-of-way to its intersection with the East boundary of said Tract 90; thence South to the point of beginning.

PARCEL 3:

All of Block 1 and Lots 1, 2, 3, 4, 5, 6 and 7 in Block 2 of Ewauna Park, EXCEPTING THEREFROM a 40-foot strip of land along the railroad as deeded by deed recorded in Deed Volume 284, Page 106, Klamath County, Oregon Records.

PARCEL 4:

A Tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, also being a vacated portion of Block 16 and Maple Way of Ewauna Park, a duly recorded Subdivision, more particularly described as follows: Beginning at a point from which the center quarter corner of said Section 9 bears North 25°27'19" East 390.45 feet; thence North 62°41'45" West 293 feet, more or less, to the Southerly right of way line of State Highway No. 420; thence Northerly and Easterly along said right of way line to a point that bears North 03°13'26" West from the point of beginning; thence South 03°13'26" East 313 feet, more or less, to the point of beginning with bearings based on Recorded Survey No. 2740, as recorded in the office of the Klamath County Surveyor.

SUBJECT TO: 1) An easement recorded April 19, 1979, in Book M-79 at Page 8709 for ingress and egress to adjacent property, 25 feet wide adjacent to State Highway 420. 2) Rights of the public in and to any portion of said premises lying within the limits of roads and highways.