

04 SEP 2 PM 3:08

MTG- 65249 KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

J. Parker Mason

Alson, Cournage & Bassetti LLP

1000 Second Avenue, Suite 3900

Seattle, WA 98104-1045

Until a change is requested all

tax statements shall be sent to

The following address:

Gregory B. Bulkey

707 E. BELFAST RD.

SPARKS, MD 21152

Escrow No. MT65249-KR

Title No. _____

Vol M04 Page 58914

State of Oregon, County of Klamath

Recorded 09/02/04 3:08 P m

Vol M04 Pg 58914

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Lloyd W. Powell and Garrett L. Roseberry, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto Powell-Roseberry LLC., an Oregon Limited Liability Company, herein 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:

The S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

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 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 \$10.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

In Witness Whereof, the grantor has executed this instrument this 3rd day of August, 2004; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Lloyd W. Powell
Lloyd W. Powell

Garrett L. Roseberry
Garrett L. Roseberry

STATE OF Oregon, County of Klamath)) ss.

This instrument was acknowledged before me on 8/3/04

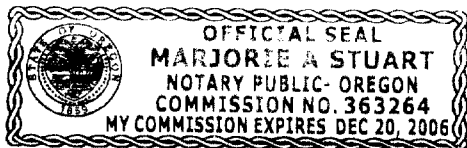
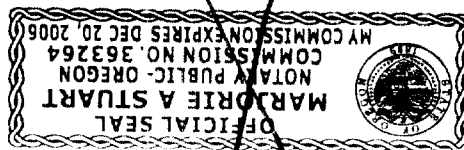
by Lloyd W. Powell; Garrett L. Roseberry

as _____

of _____

Marjorie A. Stuart
Notary Public of State of Oregon

My commission expires 12/20/06



2/10 am