

After Recording Return To:
Keith Y. Boyd
88 East Broadway
Eugene, OR 97401

Until a Change is Requested,
Mail Tax Statements To:
David M. Ramirez
1230 Wild Plum Drive
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 09/03/04 1:24 P^m
Vol M04 Pg 59239-40
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

BARGAIN AND SALE DEED - STATUTORY FORM

David M. Ramirez, Grantor, hereby conveys to DMR Enterprises, LLC, Grantee, the real property described on attached Exhibit A:

The true consideration for this conveyance is the membership interest in the Grantee.

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 3rd day of September, 2004.

David M. Ramirez
David M. Ramirez

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on September 3rd, 2004, by David M. Ramirez.

Shannon Metcalf
Notary Public for Oregon
My Commission Expires: 12-16-07

Bargain and Sale Deed - Statutory Form



26 ✓ o/c David M Ramirez

A portion of Lots 1 and 2, Block 31, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most westerly corner of Lot 1, Block 31 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence running Northeasterly along the Southeasterly line of LeRoy Street a distance of 50 feet to a point; thence Southeasterly at right angles to said Southeasterly line of LeRoy Street a distance of 75 feet to a point; thence Southwesterly parallel to LeRoy Street a distance of 50 feet to a point; thence Northwesterly parallel to Eldorado Ave., a distance of 75 feet to the point of beginning.