

MT6-66797 KR



Vol M04 Page 76980

State of Oregon, County of Klamath
 Recorded 11/08/04 3:49 p m
 Vol M04 Pg 76980-81
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:

Jeff Sargo

1212 West Ocean Front

Newport Beach, CA 92661

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

Jeff Sargo

1212 West Ocean Front

Newport Beach, CA 92661

Escrow No. MT66797-KR

STATUTORY WARRANTY DEED

B.N.B. Drive-Inns, Inc., an Oregon Corporation, as to Parcel 1: Dale Bowles and Lea Bowles, as tenants by the entirety, as to parcel 2, Grantor(s) hereby convey and warrant to **Jeff Sargo and Randall N. Moss, **** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

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

****as Tenants in Common**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$140,000.00.**

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 8th day of October, 2004

Dale K. Bowles
 Dale Bowles

Lea D. Bowles
 Lea Bowles

B.N.B. Drive-Inns, Inc., an Oregon Corporation

BY: Dale K. Bowles
 Dale K. Bowles, President

BY: Lea D. Bowles
 Lea D. Bowles, Secretary

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Oct. 8, 2004 by Dale Bowles and Lea Bowles and Dale K. Bowles as President and Lea D. Bowles as Secretary for B.N.B. Drive-Inns, Inc., an Oregon Corporation.

Kristi L. Redd
 (Notary Public)



My commission expires 11/16/2007

2600 arm

76981

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lots 32 thru 39 inclusive, Block 22 of INDUSTRIAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033BA-03900-000 Key No: 417007

PARCEL 2:

Lot 31, Block 22, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033BA-03800-000- Key No: 416990