

04 NOV 22 PM 2:51

After Recording Return to:  
**BBJB LLC**  
3815 So. 6th St - Ste 105  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 11/22/04 2:51 p m  
Vol M04 Pg 80287  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements shall be sent to the address shown above.

*Aspen: 60396 MA*  
**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **BENJAMIN E. BOERSMA**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **BBJB LLC, an Oregon Limited Liability Company**, hereinafter 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:

**PARCEL 1:**

The Westerly 1 1/2 feet of Lot 4 and all of Lot 5, Block 77, **KLAMATH ADDITION TO LINKVILLE**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2:**

Beginning on the Southerly line of Klamath Avenue, 53 1/2 feet Northeasterly from the most Westerly corner of Block 77, **KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS**; thence Southeasterly at right angles with Klamath Avenue, 100 feet to alley; thence Northeasterly parallel to Klamath Avenue, 50 feet; thence Northwesterly at right angles to said alley, 100 feet to Klamath Avenue; thence Southwesterly along Klamath Avenue 50 feet to the point of beginning.

**TOGETHER WITH** that portion of Klamath Avenue described as a strip of land 0.25 feet in width, lying adjacent to and Northwesterly (Northeasterly by Deed) of Lots 4 and 5, Block 77, **KLAMATH ADDITION**, be and hereby is vacated, by Ordinance 5430, recorded April 15, 1965 in Volume 360 at Page 600, Deed Records of Klamath County, Oregon.

**ALSO** that portion of an alley described as a strip of land 0.25 feet in width lying adjacent to and Southeasterly of Lots 4 and 5, Block 77, **KLAMATH ADDITION**, be and hereby is vacated by Ordinance 5430, recorded April 15, 1965, in Volume 360 at Page 600, Deed Records of Klamath County, Oregon.

*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 to convey title only.  
(here comply with the requirements of ORS 93.930)*

**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.**

*In Witness Whereof, the grantor has executed this instrument November 19, 2004; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

*Benjamin E. Boersma*  
**BENJAMIN E. BOERSMA**

STATE OF OREGON, )  
 ) ss.  
County of **Klamath** )

STATE OF OREGON, County of \_\_\_\_\_ )ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of the corporation.

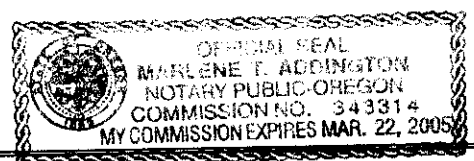
*The foregoing instrument was acknowledged before me this*  
**19th** day of November, 2004, by **Benjamin E. Boersma**.

*Marlene T. Addington*  
Notary Public for Oregon

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(SEAL)  
My commission expires: **March 22, 2005**  
**BARGAIN AND SALE DEED**  
**BENJAMIN E. BOERSMA, as grantor**  
**and**  
**BBJB LLC, as grantee**

(SEAL)  
(If executed by a corporation, affix corporate seal)  
This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
**525 Main Street**  
**Klamath Falls, OR 97601**  
Order No.: **00060396**



21A