

05 FEB 11 AM 10:45

After Recording Return to:  
BMRMG LLC, 401 K PLAN and WMGPS TRUST  
PO Box 5091  
Klamath Falls OR 97601

State of Oregon, County of Klamath  
Recorded 02/11/05 10:45 a m  
Vol M05 Pg 09696  
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 600753 MA

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **WILLIAM M. GANONG, TRUSTEE OF THE WMGPS TRUST**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **BMRMG, LLC., 401 K PLAN AND WILLIAM M. GANONG OR MARIE GANONG, TRUSTEE OF THE WMGPS TRUST, EACH TO A 1/2 UNDIVIDED INTEREST**, 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:

**Lots 6 and 7, Block 102, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

MAP NO.: R-3711-025C0-03100-000

KEY NO.: R393862 (LOT 7)

MAP NO.: R-3711-025C0-03200-000

KEY NO.: R393853 (LOT 6)

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 **February 11, 2005**; 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.

WMGPS TRUST

BY William M. Ganong

STATE OF OREGON, )

) ss.

County of **Klamath** )

The foregoing instrument was acknowledged before me on 2-11-05 by **William M. Ganong** Trustee of the **WMGPS TRUST**.

Stacy L. Makee  
Notary Public for Oregon

(SEAL)

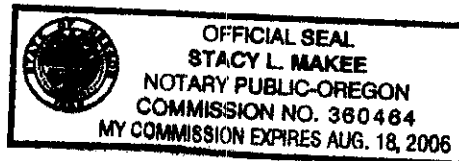
My commission expires: **August 18, 2006**

**BARGAIN AND SALE DEED**

**WMGPS TRUST, WILLIAM M. GANONG OR MARIE I. GANONG, TRUSTEE**, as grantor

and

**BMRMG LLC, 401 K PLAN and WMGPS TRUST**, as grantee



This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060753