

05 MAR 2 AM 11:07

MTC-68395 MS

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor's Name and Address  
DSK LLC  
Grantee's Name and Address  
Phillip L. Eubanks and Sandra J. Eubanks  
After recording return to:  
Phillip L. Eubanks and Sandra J. Eubanks  
3954 Rio Vista Way  
Klamath Falls, OR 97603

Vol M05 Page 13843

Until a change is requested all  
tax statements shall be sent to  
The following address:  
Phillip L. Eubanks and Sandra J. Eubanks  
3954 Rio Vista Way  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 03/02/2005 11:07 A m  
Vol M05 Pg 13843-45  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

Escrow No.

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That Investments, LLC, who acquired title as DSK  
**DSK, LLC, an Oregon Limited Liability Company**, hereinafter  
called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Phillip L. Eubanks  
and Sandra J. Eubanks, husband and wife**, 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 anyway  
appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

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

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 grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.  
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, where the context so requires, the singular includes the plural and all grammatical changes  
shall be made so that this deed shall apply equally to corporations and to individuals.  
In Witness Whereof, the grantor has executed this instrument this 28<sup>th</sup> day of Feb 2005  
if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly  
authorized to do so by order of its board of directors.

DSK LLC  
By Phillip L. Eubanks member  
Phillip L. Eubanks

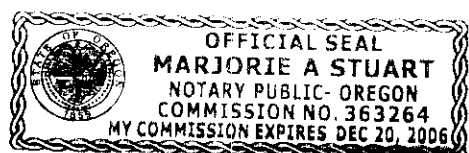
Sandra J. Eubanks member  
Sandra J. Eubanks

STATE OF OREGON  
SS. 3/28 2005  
COUNTY OF KLAMATH

Personally appeared the above named Phillip L. Eubanks and Sandra J. Eubanks, as members of DSK LLC, Investments  
an Oregon Limited Liability Company and acknowledged the foregoing instrument to be their voluntary act.

WITNESS My hand and official seal. (seal)

Marjorie A. Stuart  
Notary Public  
State of Oregon  
My Commission expires: 12/20/06



3/10  
CN

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 8, Block 311, DARROW 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: 3809-033DD-13500-000 Key No: 634692

**AND**

The Southeasterly 50 feet of Lot 7, ~~NICHOLS ADDITION~~ <sup>in Block 58</sup> to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029DC-05700-000 Key No: 369862

**AND**

That portion of Lots 8 and 9 in Block 58, NICHOLS ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Easterly boundary of the said Lot 9 of Block 58, 19.11 feet Southerly from the Northeasterly corner of said Lot 9, and running thence Westerly at right angles to East Street 83.06 feet; thence Southwesterly at right angles to Twelfth Street, 64.06 feet, more or less to a point in the Southwesterly boundary of the said Lot 8; thence Northwesterly along the said Southwesterly boundary of said Lot 8 to the most Westerly corner of said Lot; thence Northeasterly along the line between Lots 7 and 8 to the intersection thereof with the Southwesterly line of Twelfth Street; thence Southeasterly along said Southwesterly line of Twelfth Street to its intersection with the West line of East Street; thence South along said West line of East Street, 19.11 feet to the point of beginning, all in Block 58, NICHOLS ADDITION TO KLAMATH FALLS, OREGON.

Tax Account No: 3809-029DC-05701-000 Key No: 890874

**AND**

The North 68 feet of Lot 5 in Block 1, SHIVES 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: 3809-029CD-00600-000 Key No: 367221

**AND**

That portion of Block 44 of NICHOLS ADDITION to the City of Klamath Falls, Oregon more particularly described as beginning at a point 243 feet North, 51° 15' West of a point 60 feet North, 38° 45' East of the Northeast corner of Block 12 in the City of Klamath Falls, (formerly Linkville), sometimes described as Block 12 of Nichols Addition to the City of Klamath Falls, the numbering of the Blocks in Nichols Addition to the City of Klamath Falls, being a continuation of the numbering of the blocks in the Original Town of Klamath Falls, formerly Linkville; thence North 38° 45' East 155 feet 9 inches; thence North 51° 15' West 57 feet; thence South 38° 45' West 155 feet 9 inches; thence South 51° 15' East 57 feet to place of beginning, being situated in the SW1/4 of the SE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, being a part of the land deeded to Sarah E. Taylor by Deed recorded in Book 1, page 457, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Block 44 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, particularly described as beginning at a point 243 feet North, 51° 15' West of a point 60 feet North, 38° 45' East of the Northeast corner of Block 12 in the City of Klamath Falls, (formerly Linkville), sometimes described as Block 12 of Nichols Addition to the City of Klamath Falls, formerly Linkville, said point of beginning being on the Northeasterly line of Ninth Street; thence continuing North 51° 45' West, a distance of 3.0 feet; thence North 38° 15' East at right angles to Ninth Street, a distance of 81.10 feet; thence South 51° 15' East a distance of 3.0 feet; thence South 38° 45' West a distance of 81.10 feet to the point of beginning; said parcel being Southeasterly 3.0 feet of the Southwesterly 81.10 feet of that parcel described in Deed Volume M78, page 8088, Microfilm Records of Klamath County, Oregon.

The Southeasterly 3 feet of the following described property:

Beginning at the Northwest corner of Block 44, NICHOLS ADDITION to the Town of Linkville, now City of Klamath Falls, Oregon; thence Westerly along the Northeasterly line of 9th Street, 50 feet; thence Northeasterly parallel with Jefferson street (formerly Bush Street) 90 feet; thence Southeasterly parallel with 9th Street 50 feet; thence Southwesterly along the Northerly line of said Block 44 in said Nichols Addition 90 feet to the place of beginning, being a portion of closed Canal Street, now Washington Street, and being further described as the South 50 feet of the West 90 feet of closed Canal Street.

TOGETHER WITH an easement beginning at the most Northerly corner of the above described property; referenced in Warranty Deed dated November 5, 1981, recorded June 11, 1991 in Volume M91 at page 10949, Microfilm Records of Klamath County, Oregon. Thence North 51° 02' 13" West along the dead end of Washington Street, 15.48 feet; thence South 01° 13' 10" West, 25.30 feet to a point on the Northwesterly line of Block 44 of NICHOLS ADDITION; thence North 38° 57' 47" East along said Northwesterly Block line, 20.00 feet to the point of beginning.

Tax Account No: 3809-029DC-16000-000

Key No: 369121

**AND**

The W1/2 of Lots 19 and 20 in Block 14 of 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-16400-000

Key No: 416026

**AND**

The East 160 feet of the N1/2 of Tract 87 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002BA-08900-000

Key No: 515240

**AND**

Lot 4 in Block 3 of BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-034DD-02700-000

Key No: 445575

**AND**

The Northwesterly 50 feet of Lots 14 and 15 in Block 28, HOT SPRINGS 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: 3809-033DD-13500-000

Key No: 634692