

05 MAR 30 AM 10:55

MT-1396-68395 MS

THIS SPACE RESERVED FOR RECORDER'S USE

21334

Vol M05 Page

Grantor's Name and Address

Bryan D. Marsh, Trustee

Grantee's Name and Address

DSK, Investments, LLC

After recording return to:

DSK, Investments, LLC

3954 Rio Vista

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 03/30/2005 10:55 a m

Vol M05 Pg 21334-35

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all  
tax statements shall be sent to

The following address:

DSK, Investments, LLC

3954 Rio Vista

Klamath Falls, OR 97603

Escrow No. MT68395-MS

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Bryan D. Marsh, Trustee of the North 9<sup>th</sup> Street A Land Trust**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DSK Investments 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 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 3 day of March 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.

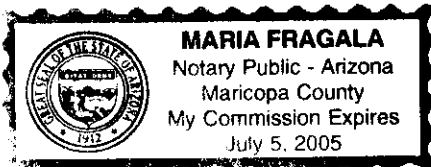
North 9<sup>th</sup> Street A Land Trust

By Bryan D. Marsh, TRUSTEE

State of Arizona

County of Maricopa

This instrument was acknowledged before me on March 3, 2005 by Bryan D. Marsh, Trustee of the North 9<sup>th</sup> Street A Land Trust



[Signature]  
(Notary Public for Arizona)  
My commission expires July 5 2005

AMERITITLE has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

2600 AM

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

**21335**

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