

1st COS-110

OREGON STATUTORY BARGAIN AND SALE DEED

James B. Ahn and Kyung H. Ahn, husband and wife, Grantor, convey to Aulden L. Kokel, Grantee, the real property described on Exhibit A attached hereto and incorporated herein, free and clear of encumbrances, except for easements and encumbrances of record and the exceptions referred to on Exhibit C of the Contract of Sale dated September 9, 2003 between the Grantor and Grantee:

The true consideration for this conveyance is \$130,000.00.

Until a change is requested, all tax statements are to be sent to the following address:

Aulden L. Kokel
145220 Beal Road, P.O. Box 1278
LaPine, Oregon 97739

Tax Account Number: R153611

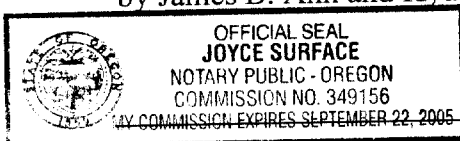
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 9th day of September, 2003.

James B. Ahn 9/9/03
Kyung H. Ahn

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me this 9th day of September, 2003, by James B. Ahn and Kyung H Ahn, HUSBAND AND WIFE.



[Signature]
NOTARY PUBLIC FOR OREGON

AFTER RECORDING RETURN TO:

Aulden L. Kokel
145220 Beal Road
LaPine, OR 97739

State of Oregon, County of Klamath
Recorded 06/07/05 12:10 p. m
Vol M05 Pg 42149-50
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

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Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Lots 2, 3, 4 all of Lot 5, LESS the West 8 feet, in Block 42, Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Lots 9, 10, 11, 12 and 13 in Block 42 of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER with the Westerly 8 feet of the alley adjacent to said lots. ALSO the Easterly 8 feet of the vacated alley in said Block 42 adjacent to Lot 5 of said Block.

EXCEPTING therefrom that portion lying and being Northwesterly of a line 50 feet Southeasterly of and parallel to the present relocated center line of the Dalles-California Highway.

Tax Parcel Number: 153611