

State of Oregon, County of Klamath

Recorded 07/11/05 8:21 a m

Vol M05 Pg 52394-96

Linda Smith, County Clerk

Fee \$ 31⁰⁰ # of Pgs 3

BARGAIN AND SALE DEED

Grantor's Name and Address: Fred T. Owen and Barbara L. Owen 8787 John Day Drive Gold Hill, OR 97525	Grantee's Name and Address: F.B. Owen, Inc. 8787 John Day Drive Gold Hill, OR 97525
Until a Change is Requested send all tax statements to: F.B. Owen, Inc. 8787 John Day Drive Gold Hill, OR 97525	After Recording Return To: STARK AND HAMMACK, P.C. 201 West Main Street, Suite 1B Medford, OR 97501

KNOW ALL MEN BY THESE PRESENTS that the undersigned Fred T. Owen and Barbara L. Owen, Grantors, hereby grant, bargain, sell, and convey unto F.B. Owen, Inc., an Oregon corporation, Grantee, all their right, title and interest in the property described on Exhibit "A", which is attached hereto and by this reference incorporated herein.

The true and actual consideration paid for this transfer is \$1,700,000.00.

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.

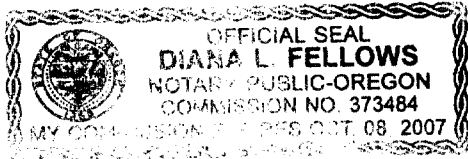
IN WITNESS WHEREOF, the Grantors have executed this instrument this 5 day of July, 2005.


FRED T. OWEN


BARBARA L. OWEN

STATE OF OREGON)
)ss.
 County of Jackson)

This instrument was acknowledged before me this 5th day of July, 2005, by Fred T. Owen and acknowledge the above instrument to be his voluntary act and deed.



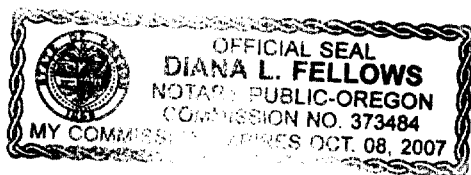
Diana L. Fellows

Notary Public for Oregon

My Commission Expires: 10-08-2007

STATE OF OREGON)
)ss.
 County of Jackson)

This instrument was acknowledged before me this 5th day of July, 2005, by Barbara L. Owen and acknowledge the above instrument to be her voluntary act and deed.



Diana L. Fellows

Notary Public for Oregon

My Commission Expires: 10-08-2007

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Parcel 3 of Land Partition 10-92, being a portion of Lot 71, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being in the NE1/4 of the SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The West 790 feet of Tract 70, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting therefrom the West 5 feet conveyed to Klamath Court for Roadway purposes.