

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC - 1396 - 7094

Grantor's Name and Address

Grantor's Name and Address

Grantor's Name and Address

After recording, return to (Name, Address, Zip):

5 Star Or, LLC
345 N Yosemite # B
Stockton, Ca 95203

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

M05-67516

Klamath County, Oregon

10/26/2005 02:30:41 PM

Pages 1 Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **THELMA M. STEWART TRUSTEE OF THE SURVIVOR'S TRUST CREATED UNDER THE DONALD R. STEWART AND THELMA M. STEWART FAMILY TRUST DATED MAY 6, 1994, and **** hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **5 STAR OR, LLC** **A California 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 any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

****MC DONALD DEVELOPMENT CO., A CALIFORNIA CORPORATION**

PARCEL 1:

All that portion of the NW1/4 of the SE1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the Southeasterly line of the right-of-way of the State Highway a distance of 1198.8 feet Northeasterly from its intersection with the West line of the said subdivisions; thence South 225.2 feet; thence East 169.8 feet; thence North 263.5 feet, more or less to the Southeasterly line of the State Highway right-of-way; thence South 76° 48' West along the said line of the State Highway 174.0 feet to the place of beginning.

PARCEL 2:

The North 15 acres of the SW1/4 SE1/4 and all that portion of the NW1/4 SE1/4 lying South of the South right-of-way line of the Green Springs Highway, (State Highway No. 66, sometimes known as the Ashland- Klamath Falls Highway), and all of the E1/2 SE1/4 lying South of the Green Springs Highway (State Highway No. 66) and West of the County Road and The Dalles-California Highway (U.S. Highway 97); all in Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; EXCEPT any portion thereof lying East of the right of way of U.S. Highway 97; AND EXCEPTING THEREFROM Parcel 1 first above described.

Tax Account No: 3909-00700-01700-000
Tax Account No: 3909-00700-01800-000
Tax Account No: 3909-00700-01800-000

Key No: 535175
Key No: 535184
Key No: 584460

AMERITITLE, has recorded this instrument by request as an accomodation 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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ _____ . However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 on **October 18 2005**; if grantor is a corporation, 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.

Thelma M. Stewart Trustee of the Survivor's Trust

By *Thelma M Stewart*

By *[Signature]*
McDonald Development Co.

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.

California STATE OF ~~OREGON~~ Oregon, County of **San Joaquin**) ss.

This instrument was acknowledged before me on **October 18 2005**, by **Thelma M. Stewart, as Trustee**

This instrument was acknowledged before me on **October 18 2005**, by **Terry McDonald**

as _____ of **McDonald Development Co.**



Billie Buchanan
Notary Public for Oregon ~~California~~ California
My commission expires **9-11-07**

9/20