

MTT-1396-7275

M05-71780

Klamath County, Oregon

12/27/2005 11:04:37 AM

Pages 4 Fee: \$36.00

Grantor's Name and Address

Phillip L. Eubanks

Grantee's Name and Address

DSK Investments, LLC

After recording return to:

DSK Investments, LLC

Until a change is requested all

tax statements shall be sent to

The following address:

DSK Investments, LLC

5534 S. 6th Street, PMB 125

Klamath Falls, OR 97603

Escrow No.

BARGAIN AND SALE DEED

KNOW ALL MEN BY

THESE PRESENTS, That **Phillip L. Eubanks and Sandra J. Eubanks, also known as Phillip Eubanks and Sandra Eubanks, as tenants by the entirety**, 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 legal description attached hereto and made a part hereof by this reference

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 **other than \$**.

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 Friday of Dec, 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.

Phillip L. Eubanks
Phillip L. Eubanks

Sandra J. Eubanks
Sandra J. Eubanks

STATE OF OREGON

SS. 12/23 2005

COUNTY OF KLAMATH

Personally appeared the above named Phillip L. Eubanks and Sandra J. Eubanks and acknowledged the foregoing instrument to be his voluntary act.

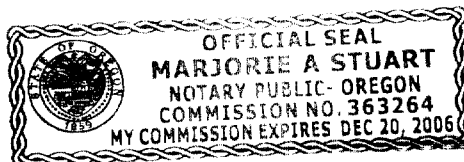
WITNESS My hand and official seal.

(seal)

Marjorie A. Stuart
Notary Public

State of Oregon

My Commission expires: 12/20/06



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.

36.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 479 in Block 114 of MILLS 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:3809-033AC-09000-000 Key No:480580

AND

Lot 718 in Block 129 of MILLS 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:3809-033DA-06200-000 Key No:614856

AND

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.

Account No.: 3809-033DD-13500-000 Key No.: 634692

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-16000-000Key No:369121

AND

All that part of Lots 1 and 2, Block 44, NICHOLS 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, described as follows:

Beginning at a point on the Southwesterly line of Tenth Street, 44.88 feet Southeasterly from the most Northerly corner of said Lot 1; thence Southwesterly 83 feet, more or less, to a point on a line running parallel with Ninth Street, and distant therefrom 155.76 feet Northeasterly, which point is 22.8 feet Southeasterly from the Northwesterly line of said Lot 2; thence Southeasterly along said line parallel with Ninth Street 30.8 feet; thence Northeasterly 75 feet, more or less, to a point on the Southwesterly line of Tenth Street, which is 30 feet Southeasterly from the point of beginning; thence Northwesterly along the line of Tenth Street 30 feet to the point of beginning. Reserving and excepting a strip eight feet wide off the Southwesterly end of above described tract.

Tax Account No:3809-029DC-15200-000Key No:369050

AND

Beginning at the most Easterly corner of Lot 8, Block 61, NICHOLS 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; thence Northwesterly along the Southwesterly line of 11th Street 40 feet; thence Southwesterly at right angles to 11th Street to the Northeasterly line of the U.S. Irrigation Canal; thence Southeasterly along the Northeasterly line of said irrigation canal to the Southeasterly line of Lot 7 of said Block and Addition; thence Northeasterly at right angles to 11th Street to the Southwesterly line of 11th Street to the place of beginning. Being the Southeasterly 40 feet of Lots 7 and 8 in said Block 61 facing 40 feet on 11th Street, LESS that part of said Lot 7 included in U. S. Irrigation Canal right of way, in the County of Klamath, State of Oregon.

Tax Account No:3809-029DC-04900-000Key No:370164

AND

The Southeasterly 50 feet of Lot 7, 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-05700-000Key No:369862

AND

Lot 5 in Block 21 of SUNSET VILLAGE 9TH ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No: 3909-012CD-01300-000 Key No.: 565819

AND

Lot 4 in Block 3 of SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-012CB-10500-000 Key No.: 563599