

Sheryl H. Della-Rose and EveLyn A. Merritt

Klamath Falls, OR 97601

Grantor's Name and Address

M06-03865

Klamath County, Oregon

03/02/2006 11:36:03 AM

Pages 1 Fee: \$21.00

Grantee's Name and Address

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

Brad Aspell
122 S. 5th St
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Pine Street Investors
6563 Osprey Ln
Klamath Falls OR 97601

BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS that Sheryl H. Della-Rose and EveLyn A. Merritt, each as to an undivided one-half interest, hereinafter called grantors, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Pine Street Investors, LLC hereinafter called grantee, and unto grantees'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:

A portion of Lots 5 and 6, Block 19, ORIGINAL TOWN OF LINKVILLE NOW CITY OF KLAMATH FALLS, in the county of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Southeasterly line of Pine Street which 55.0 feet Southwesterly from the most Northerly corner of said Lot 6, Block 19; thence Southeasterly, at right angles to Pine Street, a distance of 72.0 feet; thence Southwesterly, parallel with Pine Street, a distance of 76.5 feet, more or less, to the Northeasterly line of Second Street; thence Northwesterly along the Northeasterly line of Second Street, a distance of 72.0 feet to the Southeasterly line of Pine Street; thence Northeasterly, along the Southeasterly line of Pine Street, a distance of 76.5 feet, more or less to the point of beginning.

Note: the interest of Grantor, EveLyn A. Merritt, is subject to the terms of a promissory note and trust deed, dated the ____ day of _____, 2006 which note and trust deed are not assumed by the Grantee herein and shall remain the liability of Grantor, EveLyn A. Merritt.

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 \$195,000. 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 1 day of March, 2006; 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.

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.

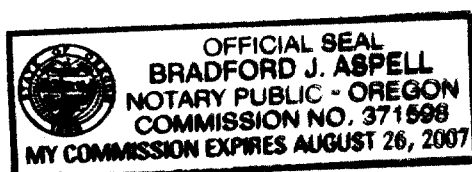
Sheryl H. Della-Rose
Sheryl H. Della-Rose
EveLyn A Merritt
EveLyn A Merritt

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 1, 2006,

by Sheryl H. Della-Rose and EveLyn A Merritt

as Grantors



Brad Aspell
Notary Public for Oregon