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



Balsamland KF, LLC  
364 Hargadine St  
Ashland Or 97520

Grantor's Name and Address

Balsomland, LLC  
364 Hargadine St  
Ashland, Or 97520

Grantee's Name and Address

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

C Ren Kolar  
364 Hargadine St  
Ashland, Or 97520

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

Balsomland, LLC  
C Ren Kolar  
364 Hargadine St  
Ashland Or 97520

M06-06413

Klamath County, Oregon

04/04/2006 08:56:34 AM

Pages 1 Fee: \$21.00

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Balsamland KF, LLC

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Balsomland, LLC

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:

Lots 1, 2, 3 and 7, CREGAN PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Code 007 MAP 3909 - 007BC TL 03000 KEY#535629

Code 007 MAP 3909 - 007BC TL 0F2907 KEY# 890057

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

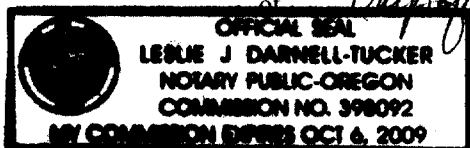
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,000.00. ① 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. ② (The sentence between the symbols ①, 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 3-27-06; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF OREGON, County of Jackson ss.This instrument was acknowledged before me on March 27, 2006 by Leslie J Darnell-TuckerThis instrument was acknowledged before me on N/Aby N/Aas Associateof Unpaper Bank, 250 N. Pioneer St. Ashland OR

Notary Public for Oregon

My commission expires Oct 6, 2009