

ES

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

BRM LIMITED PARTNERSHIP
 Box 449
 Wood BRIDGE, Ca 95258
 Grantor's Name and Address
 Richard D. BEITH
 Box 449
 WOODBRIDGE, Ca 95258
 Grantee's Name and Address
 After recording, return to (Name, Address, Zip):
 Richard D. BEITH
 Box 449
 WOODBRIDGE, Ca 95258
 Until requested otherwise, send all tax statements to (Name, Address, Zip):
 Richard D. BEITH
 Box 449
 WOODBRIDGE Ca
 95258

M06-07064

Klamath County, Oregon

04/12/2006 08:21:56 AM

Pages 2 Fee: \$26.00

SF/

RE/

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that BRM LIMITED PARTNERSHIP
a Nevada Limited Partnership
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
RICHARD D BEITH
 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:

See attached EXHIBIT "A"

(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 \$Partnership Dissolution. 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 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 _____; 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)).

Richard D. Beith
 RICHARD D. BEITH, Partner

Marian J. Beith
 MARIAN J. BEITH, PARTNER

STATE OF OREGON, County of KLAMATH ss. April 3, 2006
 This instrument was acknowledged before me on _____

by Arturo C. Tovar
 This instrument was acknowledged before me on April 3, 2006

by Arturo C. Tovar
 as public Notary, State of CAL., SAN JOAQUIN
 of Lodi, CAL.

Arturo C. Tovar
 Notary Public for California
 My commission expires May 3, 2009

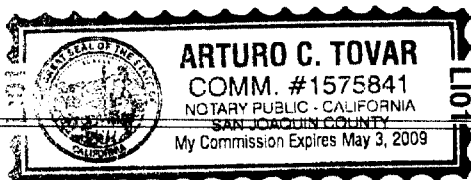


Exhibit A

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the S 1/2 S 1/2 SE 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of Hilyard Avenue, said point being North 01° 14' 00" West 30.00 feet and South 89° 26' 00" West 570.62 feet from the Southeast corner of said Section 3; thence North 00° 34' 00" West 225.00 feet to the Southwest corner of the parcel of land described in Volume M-68 at Page 1419 of the Klamath County Deed Records; thence North 01° 14' 00" West 75.00 feet to the Northwest corner of said described parcel; thence South 89° 26' 00" West 277.56 feet to the Northeasterly right of way line of the I-C Drain; thence South 30° 17' 00" East 345.41 feet to the point of intersection of said I-C right of way line and the Northerly right of way line of Hilyard Avenue; thence North 89° 26' 00" East 107.22 feet to the point of beginning. With bearings based on recorded Survey No. 273, as filed in the office of the Klamath County Surveyor.

PARCEL 2:

A tract of land situated in the S 1/2 S 1/2 SE 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of Hilyard Avenue, North 01° 14' 00" West 30.00 feet and South 89° 26' 00" West 364.62 feet from the Southeast corner of said Section 3; thence North 00° 34' 00" West 225.00 feet to a point on the South line of that parcel of land described in Volume M-68 at Page 1419 of the Klamath County Deed Records; thence South 89° 26' 00" West 206.00 feet to the Southwest corner of said described parcel; thence South 00° 34' 00" East 225.00 feet to the Northerly right of way line of Hilyard Avenue; thence North 89° 26' 00" East 206.00 feet to the point of beginning. With bearings based on recorded Survey No. 273, as filed in the office of the Klamath County Surveyor.

**CODE 041 MAP 3909-003DD TL 06101 KEY #863195
CODE 041 MAP 3909-003DD TL 06100 KEY #530287**