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



MTC-1396-7586

M06-08385

Klamath County, Oregon

04/28/2006 03:15:00 PM

Pages 2 Fee: \$26.00

Vanderpol
1875 Austin Street
Klamath Falls, OR 97603
Grantor's Name and Address
Austin Street Enterprises
1875 Austin Street
Klamath Falls, OR 97603
Grantee's Name and Address

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

Austin Street Enterprises LLC

1875 Austin Street

Klamath Falls, Oregon 97603

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

same as above

SPACE F
RECORD

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that WILLIAM VANDERPOL AND BONNIE J. VANDERPOL, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto AUSTIN STREET ENTERPRISES, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

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.

(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 \$ 0. 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 April 13, 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.

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)).

William Vanderpol
William Vanderpol

Bonnie J. Vanderpol
Bonnie J. Vanderpol

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 13, 2006
by William Vanderpol and Bonnie J. Vanderpol

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Emily Coe
Notary Public for Oregon

My commission expires April 21, 2008

26.0

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE1/4 NW1/4 of Section 3, Township 39 South, Range 9 East, Willamette Meridian and being a portion of Tract 32 of ENTERPRISE TRACTS, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right-of-way line of Austin Street which bears South a distance of 823.0 feet from the North line of said Section 3, said point being the Northwest corner of tract conveyed to Klamath Medical Service Bureau by Deed Volume M76 page 20293, Records of Klamath County, Oregon; thence North 89 degrees 51' 50" East along the North line of said tract a distance of 120.0 feet to an iron pin on the East line of said Tract 32, ENTERPRISE TRACTS; thence South 00 degrees 21' 24" West along said East line a distance of 171.0 feet to an iron pin; thence South 89 degrees 51' 50" West a distance of 119.97 feet, more or less, to an iron pin on the East right-of-way line of Austin Street; thence North 00 degrees 20' 45" East along said right-of-way line a distance of 171.0 feet to the point of beginning.

Tax Account No: 3909-003BA-04701-000

Key No: 868181