

EA

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



MTC-1396-7592

Galpin Holding

Grantor's Name and Address

Eagle Pt Dev. LLC

Grantee's Name and Address

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

EAGLE POINT DEVELOPMENTS, LLC

744 CARDLEY AVENUE, #100

MEDFORD, OR 97504

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

NO CHANGE

SPACE RESERVED  
FOR  
RECORDER'S USE

M06-08452

Klamath County, Oregon

05/01/2006 10:56:50 AM

Pages 1 Fee: \$21.00

and/or as fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that GALPIN HOLDINGS, LLC

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

A PARCEL OF LAND SITUATE IN LOT 1 OF DEWITT HOME TRACTS, A DULY RECORDED SUBDIVISION IN KLAMATH COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID DEWITT HOME TRACTS: THENCE SOUTH 89° 49' 00" WEST ALONG THE NORTH LINE OF SAID LOT 1, 229.31 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00° 04' 00" WEST PARALLEL TO THE EAST LINE OF SAID LOT 1, 145.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 89° 49' 00" EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1, 229.31 FEET TO A 5/8" IRON PIN ON THE EAST LINE OF SAID LOT 1, THENCE NORTH 00° 04' 00" EAST ALONG THE EAST LINE OF SAID LOT 1, 145.00 FEET TO THE POINT OF BEGINNING.

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 \$ 00.00. 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 Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

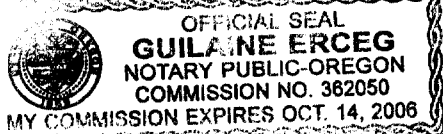
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 1.3.06; 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.

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

  
 \_\_\_\_\_, managing member

STATE OF OREGON, County of JACKSON

This instrument was acknowledged before me on 1.3.06  
by C.A. GalpinThis instrument was acknowledged before me on 1.3.06  
by C.A. Galpinas MANAGING MEMBER  
of GALPIN HOLDINGS, LLC

Notary Public for Oregon

My commission expires Oct. 14, 2006

21.00