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



LLC Property Management

103 Wasco

Chiloquin, OR 97624

Grantor's Name and Address

Chiloquin Family Practice Inc., PC

103 Wasco

Chiloquin, OR 97624

Grantee's Name and Address

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

Pacific West Financial Consultants, Inc.

626 S. 7th St.

Klamath Falls, OR 97601

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

Chiloquin Family Practice Inc., PC

PO Box 466

Chiloquin, OR 97624

M06-13352

Klamath County, Oregon

06/30/2006 10:09:18 AM

Pages 1 Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that LLC Property Management LLC

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Chiloquin Family Practice Inc., PC

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 3 & 4, Block 1, West Chiloquin in the county of Klamath, State of Oregon

(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 6/30/06; 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)).

Lawrence L. Cohen

Cindy Cohen

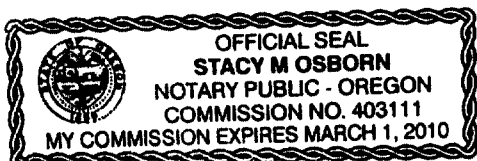
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____, by _____

This instrument was acknowledged before me on _____, by Lawrence L. Cohen

as President

of LLC Property Management, LLC

Stacy M. Osborn
Notary Public for Oregon

My commission expires March 1, 2010