

2006-017051

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Lawyers Exchange-Owen, LLC 8787 John Day Drive Gold Hill, OR 97525
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08/24/2006 02:59:38 PM

Fee: \$21.00

-BARGAIN AND SALE DEED-

Gallica Four/KF 24 L.L.C., a Washington limited liability company, Grantors, convey to Lawyers Exchange - Owen, L.L.C., an Oregon limited liability company, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11 and more particularly described as follows:

Commencing at the southwest corner of said N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence along the south line of said N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ South 89°29'30" East 683.65 feet to the true point of beginning for this description; thence continuing on said south line South 89°29'30" East 415.54 feet; thence leaving said south line North 00°15'31" West 5.56 feet; thence South 89°44'29" West 415.50 feet to the true point of beginning, containing 0.03 acres.

Tax Lot #R-3909-011DB-00100

The true and actual consideration for this transfer is a land exchange.

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.

DATED this 22nd day of August 2006.

Gallica Four/KF 24 L.L.C.

By: David W. Sturdevant

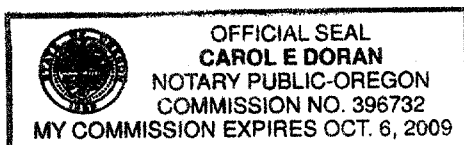
Its: managing member

STATE OF Oregon)

County of Clatsop)

ss. August 22nd, 2006.

Personally appeared the above-named David W. Sturdevant, who being duly sworn, stated he/she is a managing member of Gallica Four/KF 24 L.L.C., and that said instrument was signed on behalf of said company by authority of its members; and he/she acknowledged said instrument was its voluntary act and deed. Before me:



Carol E. Doran
 Notary Public for Washington
 My Commission expires: 10-6-2009