

Chris King and Carrie King, Husband and Wife
2112 Watson Street
Klamath Falls, Oregon 97603

Grantor's Name and Address

Simmers Investments, LLC

6139 Simmers Avenue

Klamath Falls, Oregon 97603

Grantee's Name and Address

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

Simmers Investments, LLC

6139 Simmers Avenue

Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to:

Simmers Investments, LLC

6139 Simmers Avenue

Klamath Falls, Oregon 97603

2006-018465

Klamath County, Oregon



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09/13/2006 02:17:25 PM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS that Chris King and Carrie King, Husband and Wife, Tenants by the Entirety hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Simmers Investments, LLC, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances there unto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A portion of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:
Beginning at a point 1128 feet East of an iron pin driven into the ground inside the fence corner at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, State of Oregon, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Klamath Falls-Lakeview Highway; thence North 330 feet; thence East 132 feet; thence South 330 feet; thence West 132 feet to the point of beginning.

Subject to a certain deed of trust dated the 18th day of November, 2005 and recorded the 22nd day of November, 2005 at Volume M-05, Page 69635, Klamath County Deed Records, given to secure the unpaid purchase price.

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 \$425,000.00. 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 this 5th day of September, 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.

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.

Chris King
Chris King, Grantor

Carrie King
Carrie King, Grantor

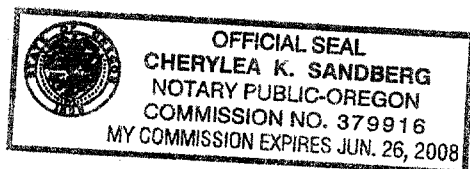
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 5, 2006,

by Chris King

This instrument was acknowledged before me on September 5, 2006,

by Carrie King



Cherylea K. Sandberg
Notary Public for Oregon
My commission expires 6-26-08