



After recording return to:
Crater Lake Parkway Plaza, LLC
5540 Birchwood
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
SAME

File No.: 7021-320724 (SAC)
Date: November 14, 2006

2006-023100

Klamath County, Oregon



11/17/2006 11:12:34 AM

Fee: \$31.00

THIS SPAC

STATUTORY BARGAIN AND SALE DEED

PDF, LLC, Grantor, conveys to **Crater Lake Parkway Plaza, LLC**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$other than money**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 AND 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 ORS 197.352.

Dated this 16 day of November, 2006

Laura Moore, Registered Agent

31-F

APN: 886759

Bargain and Sale Deed
- continued

File No.: 7021-320724 (SAC)
Date: 11/14/2006

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 11th day of November, 2006
by **Laura Moore, Registered Agent.**

Stacy L Allen



Notary Public for Oregon
My commission expires: 8/18/10

EXHIBIT A**LEGAL DESCRIPTION:**

A tract of land situated in Tract 27 of Enterprise Tracts, in the W 1/2 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that certain property described in Deed Volume M67 page 8610, of the Klamath County Deed Records, said tract of land being more particularly described as follows:

Beginning at the 5/8 inch iron pin marking the West one-quarter of said Section 34; thence North 89°40'01" East a distance of 1,326.22 feet to a 1 1/4 inch galvanized iron pipe on the Northeast corner of Tract 38B, of said Enterprise Tracts; thence North 00°16'55" West, along the West line of Tract 29, of said Enterprise Tracts, a distance of 83.49 feet to a 5/8 inch iron pin with aluminum cap, said point being on the Westerly right of way line of the State Highway; thence South 40°00'00" East along said right of way line, 7.95 feet to a 5/8 inch iron pin with aluminum cap marking State Highway Station 160+50; thence South 34°17'22" East, along said right of way line, 100.50 feet to a 5/8 inch iron pin with aluminum cap marking State Highway Station 161+50; thence South 40°00'00" East, along said right of way line, 1,224.40 feet to a 1/2 inch iron pin marking the True Point of Beginning of this Description; thence continuing along said right of way line, South 40°00'00" East 325.60 feet to a 5/8 inch iron pin with aluminum cap marking State Highway Station 177+00; thence South 28°57'45" West 80.99 feet to a 5/8 inch iron pin with aluminum cap on the Northerly right of way line of Eberlein Avenue; thence South 89°51'55" West along said Northerly right of way line, 364.55 feet to a 1/2 inch iron pin; thence North 31°11'55" East 375.44 feet to the true point of beginning of this description.

The bearings are based on the Oregon State Highway bearing of the centerline of the Eastside Bypass.

Said parcel is also delineated as Parcel 2 on Map of Survey by Westvold and Associates dated September, 1980 and filed with the Klamath County Surveyor on September 17, 1980 as Survey No. 3281.