

2006-025415

Klamath County, Oregon



00011784200600254150020021

12/27/2006 01:21:41 PM

Fee: \$26.00

RECORDING REQUESTED BY AND
AFTER RECORDING RETURN AND
SEND TAX STATEMENTS TO:

Oregon Tech Foundation, Inc.
3201 Campus Drive, Suite 220
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that California-Oregon Broadcasting Investments LLC, an Oregon Limited Liability Company, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Oregon Tech Foundation, Inc., an Oregon Non-Profit Corporation, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of its interest in 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:

Lot 6, Block 14, DIXON ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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]). 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 THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 [2004]).

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The consideration for this conveyance consists of other property or value given or promised. This transfer is a gift.

In construing this deed, where the context so requires, the singular includes the plural, all and 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 Oct 2, 2006.

CALIFORNIA-OREGON BROADCASTING
INVESTMENTS LLC, an Oregon Limited
Liability Company

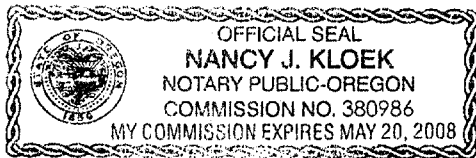
By: Patricia C. Smullin
Patricia C. Smullin, Member

STATE OF OREGON)
) ss:
County of Jackson)

On the 2nd day of October, 2006, personally appeared the above-named Patricia C. Smullin, who being sworn stated that she is a member of CALIFORNIA-OREGON BROADCASTING INVESTMENTS LLC, an Oregon Limited Liability Company, and that she executed this instrument on behalf of said limited liability company by authority of its members.

BEFORE ME:

Nancy J. Kloeck
Notary Public for Oregon
My Commission Expires: May 20, 2008



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