

EA  
Douglas K. Ivey  
731 Miner Road, Orinda, CA 94563

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



and Deborah K. Masters

523 Olive Street

Sausalito, CA 94965

Grantor's Name and Address

DK2 Enterprises, L.P.

1001 Bridgeway, #474

Sausalito, CA 94965

Grantee's Name and Address

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

DK2 Enterprises, L.P.

1001 Bridgeway, #474

Sausalito, CA 94965

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

DK2 Enterprises, L.P.

1001 Bridgeway, #474

Sausalito, CA 94965

2007-014625

Klamath County, Oregon



00029459200700146250060060

SPACE RESE

FOR

RECORDER

08/20/2007 10:35:34 AM

Fee: \$66.00

### BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DOUGLAS K. IVEY and DEBORAH K. MASTERS

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

DK2 ENTERPRISES, L.P., Limited Partnership

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:

See EXHIBIT 1 attached hereto and incorporated by reference.

(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. 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. (The sentence between the symbols ®, 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 8-2-2007; 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.

*Douglas K. Ivey*  
*Deborah K. Masters*

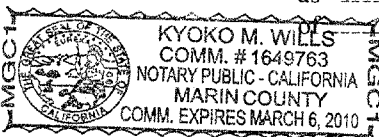
STATE OF OREGON, County of Marin

This instrument was acknowledged before me on 8-2-2007  
by Douglas K. Ivey and Deborah K. Masters

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_



Notary Public for Oregon California

My commission expires

3/6/2010

See attached acknowledgment

**DK2 Enterprises, L.P.**

**Bargain and Sale Deed**

**Exhibit 1**

**Each Property Holding and its Legal Description**

- |   |   |
|---|---|
| 207 No. Lalo Ave.<br>(mobilehome)<br>(6200, 6300) | 1. Lots 13 and 14, Block 4, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.  |
| "Corner Upper<br>Lot" (6100)                      | 2. Lot 15, Block 4, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.  |
| "Lot on Pine"<br>(behind 105)                     | 3. The Southerly 60 feet of Lot 5 and the Southerly 60 feet of Westerly 5 feet of Lot 6, Block 5, ORIGINAL TOWN OF KLAMATH FALLS, OREGON in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  |
| 615 High St.                                      | 4. Lot 3, Block 41, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.   |
| 111 Pine St.                                      | 5. 29 feet and 9 inches off the Westerly side of Lot 3, and 6 feet off the Easterly side of Lot 4, making a frontage of 35 feet 9 inches of Pine Street and running back the entire length of said lots, all in Block 5, ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. |
| 115 Pine St.                                      | 6. The Easterly 35 feet and 3 inches of Lot 3, Block 5, ORIGINAL TOWN OF LINKVILLE NOW THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.   |
| 105/107/109 Pine                                  | 7. The Westerly 59.5 feet of Lot 4, Block 5, The ORIGINAL TOWN OF LINKVILLE, now KLAMATH FALLS ORIGINAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.   |

**DK2 Enterprises, L.P.**

**Bargain and Sale Deed**

**Exhibit 1**

**Each Property Holding and its Legal Description**

- |  |  |
|--|--|
| "Blue Hole"<br>(1100/1200)                     | 8. See the Legal Description attached hereto as "Exhibit A."   |
| "Next to<br>Blue Hole"<br>(8800, 8900, 9000)   | 9. Lots 1, 2, 3 and 4 in Block 15, WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. |
| 6400/6500/6600<br>(Aspen Title/<br>Moore)      | 10. See the Legal Description attached hereto as "Exhibit B."  |
| 420 So. Lalo<br>"Cedar Home"<br>(8600)         | 11. Lot 10, Block 14, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.                     |
| 429 So. Lalo                                   | 12. Lots 23, 24 and 25, Block 13, WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  |
| On one side of<br>"Cedar Home"<br>(8400, 8500) | 13. Lot 8 and 9, Block 14, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.                |
| On other side of<br>"Cedar Home"<br>(8700)     | 14. Lot 11, Block 14, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.                     |

**Properties Previously Owned by DK2 Enterprises, L.P.**

- |                             |  |
|-----------------------------|--|
| Jay Street<br>(sold in '06) | 15. Lots 9, 10, 11, Block 23 INDUSTRIAL ADDITION TO THE CITY OF KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. |
| Jay Street<br>(sold in '06) | 16. Lot 12 of the Resubdivision Plan of Block 23 of INDUSTRIAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. |

~~EXHIBIT "A"~~  
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land lying in Government Lot 7 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 285.72 feet North and 1,300.86 feet East of the Southwest corner, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, which point is located on East boundary of Lot 7, said Section 34; thence South 147.90 feet to a stake at edge of Williamson River; thence South 85° West for 200 feet; thence South 43° West 91.20 feet; thence North 231.80 feet; thence East 261.40 feet to the point of beginning.

EXCEPTING THEREFROM the 100 foot by 50 foot parcel conveyed to Lloyd Lotches by Land Status Report recorded in Book 306 at page 467, Deed Records of Klamath County, Oregon.

PARCEL 2:

A portion of SE1/4 SW1/4 SW1/4 Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at a point 285.72 feet North and 1,039.46 feet East of the Southwest corner of Section 34, Township 34 South, Range 7 East of the Willamette Meridian; thence East 100 feet; thence South 50 feet; thence West 100 feet; thence North 50 feet to the point of beginning, all located within Government Lot 7.

Tax Account No: 3407-034CC-01200-000  
Tax Account No: 3407-034CC-01100-000

Key No: 198217  
Key No: 198208

Exhibit A - "Blue Hole" lots

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~~Exhibit A~~

**PARCEL 1:**

Lots 10, 11 and 12, Block 4, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 012 MAP 3407-034DE TL 06400 KEY #202344  
CODE 012 MAP 3407-034DE TL 06500 KEY #202355  
CODE 012 MAP 3407-034DE TL 06400 KEY #202346

**PARCEL 2:**

Lots 1, 2, 3 and 4, Block 15, WEST CHILOQUIN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 012 MAP 3407-034CD TL 00900 KEY #200074  
CODE 012 MAP 3407-034CD TL 00900 KEY #200083  
CODE 012 MAP 3407-034CD TL 00900 KEY #200092

**PARCEL 3:**

A parcel of land lying in Government Lot 7 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 285.72 feet North and 1,300.86 feet East of the Southwest corner, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, which point is located on the East boundary of Lot 7, said Section 34; thence South 147.90 feet to a stake at edge of Williamson River; thence South 85° West for 200 feet; thence South 43° West 91.20 feet; thence North 231.80 feet; thence East 261.49 feet to the point of beginning.

EXCEPTING THEREFROM the 100 feet by 50 feet parcel conveyed to Lloyd Latches by Land Status Report recorded in Book 306 at Page 467, Deed Records of Klamath County, Oregon.

AND a portion of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting at a point 285.72 feet North and 1,039.46 feet East of the Southwest corner of Section 34, Township 34 South, Range 7 East of the Willamette Meridian; thence East 100 feet; thence South 50 feet; thence West 100 feet; thence North 50 feet to the point of beginning, all located within Government Lot 7.

CODE 118 MAP 3407-034CC TL 01200 KEY #190217  
CODE 118 MAP 3407-034CC TL 01100 KEY #190206

Exhibit B - Aspen Title/Moore

Page 4 of 4

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Marin

SS.

On Aug 2, 2007

Date

before me,

Kyoko M. Wills, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Douglas K. Ivey and Deborah K. Masters

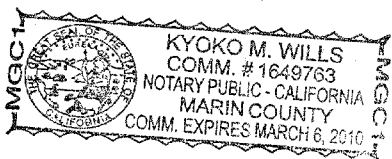
Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: 8-2-2007

Number of Pages: 5

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

