

2007-015954

Klamath County, Oregon



00031069200700159540050054

09/11/2007 11:32:33 AM

Fee: \$41.00

After Recording Return to:

DOUGLAS K. IVEY

731 Miner Road

Orinda, CA 94563

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

DOUGLAS K. IVEY

731 Miner Road

Orinda, CA 94563

ATE: 6891

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS K. IVEY hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DK2 ENTERPRISES, L.P., a 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

See EXHIBIT 1 ATTACHED HERETO AND INCORPORATED BY REFERENCE.

This document is being recorded as an accommodation only. No information contained herein has been verified.  
Aspen Title & Escrow, Inc.

To Have and to Hold the same unto the said 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 .  
(here comply with the requirements of ORS 93.930)

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)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

In Witness Whereof, the grantor has executed this instrument September 7, 2007; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

DOUGLAS K. IVEY

DOUGLAS K. IVEY

STATE OF OREGON,

) ss.

County of Klamath

The foregoing instrument was acknowledged before me this 7th day of September, 2007, by Douglas K. Ivey

STATE OF OREGON, County of ) ss.

The foregoing instrument was acknowledged before me this . by . president, of a corporation, on behalf of the corporation as for P

Notary Public for Oregon

My commission expires:

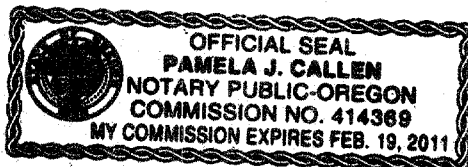
(SEAL)

(If executed by a corporation, affix corporate seal)

(SEAL)

Notary Public for Oregon

My commission expires: 02-19-2011



441-A

**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"  
(1100/1200)

8. See the Legal Description attached hereto as "Exhibit A."

"Next to  
Blue Hole"  
(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  
(Aspen Title/  
Moore)

10. See the Legal Description attached hereto as "Exhibit B."

420 So. Lalo  
"Cedar Home"  
(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  
"Cedar Home"  
(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  
"Cedar Home"  
(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  
(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  
(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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**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 3407-034DB TL 06600 KEY #202364  
CODE 012 MAP 3407-034DB TL 06500 KEY #202355  
CODE 012 MAP 3407-034DB TL 06400 KEY #202346

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 08800 KEY #200874  
CODE 012 MAP 3407-034CD TL 08900 KEY #200883  
CODE 012 MAP 3407-034CD TL 09000 KEY #200892

**PARCEL 6:**

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 261.40 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.

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.