

2008-002930

Klamath County, Oregon



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03/07/2008 03:11:26 PM

Fee: \$26.00

BARGAIN AND SALE DEED

Grantor: JWK Limited Partnership
4360 Hwy 39, Klamath Falls, OR 97603

Grantee: JWK Development, LLC
4360 Hwy 39, Klamath Falls, OR 97603

After recording, return & send tax statements to: JWK Development, LLC
4360 Hwy 39, Klamath Falls, OR 97603

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That JWK Limited Partnership, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JWK Development, LLC, 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 this reference.

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. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which).

The conveyance is to change vesting.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

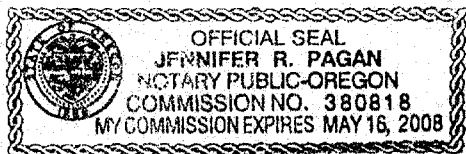
PURSUANT TO ORS 93.040, YOU ARE ADVISED: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the Grantor has executed this instrument this 6th day of March 2008; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

BY: Judy Brosterhous, President of J.W. Kerns, Inc., The General Partner of JWK Limited Partnership

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on March 6, 2008 by Judy Brosterhous, as President of J. W. Kerns, Inc., the General Partner of JWK Limited Partnership



Notary Public for Oregon
My Commission Expires: 5-16-08

EXHIBIT 1

Lot 3 in Block 1 and the vacated portion of Farmers Way adjoining said Lot 3 on the East and that portion of Lot 2 in Block 1, all in Kerns Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said Lot 2 being more particularly described as follows: Beginning at the Southwest corner of Lot 2; thence North along the Westerly line of Lot 2 a distance of 60 feet to a point; thence Easterly and parallel to the Southerly line of said Lot 2 a distance of 267.34 feet to a point; thence South parallel to the Westerly line of said Lot 2 a distance of 60 feet to the Southerly line of said Lot 2; thence Westerly along said Southerly line to the point of beginning.

Lots 6, 7, 8, 9, 10, and 11 in Block 2 and Lots 6, 7, 8, 9, 10, and 11 in Block 3, all in Kerns Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.