

2008-003556

Klamath County, Oregon

After recording, return to:



00042119200800035560020027

03/21/2008 08:15:21 AM

Fee: \$26.00

Send tax statements to:
PEKKOLA-MOMBERT PROPERTIES, LLC
20335 Arrowhead Drive
Bend, OR 97701

BARGAIN AND SALE DEED

BENDNAPA PARTNERS, LLC, an Oregon limited liability company, Grantor, conveys to PEKKOLA-MOMBERT PROPERTIES, LLC, an Oregon limited liability company, Grantee, its undivided 26.5% interest in that certain real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is \$192,125.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 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 197.352.

DATED this 7th day of March, 2008.

BENDNAPA PARTNERS, LLC



By: [Signature]
DONALD N. BAUHOFFER, Member

By: [Signature]
STEPHEN J. ROBERTSON, Member

STATE OF OREGON, County of Deschutes) ss.

THIS INSTRUMENT was acknowledged before me on the 7th day of March, 2008, by DONALD N. BAUHOFFER as a Member of BENDNAPA PARTNERS, LLC, an Oregon limited liability company.

[Signature]
NOTARY PUBLIC FOR OREGON

STATE OF OREGON, County of Deschutes) ss.

THIS INSTRUMENT was acknowledged before me on the 7th day of March, 2008, by STEPHEN J. ROBERTSON as a Member of BENDNAPA PARTNERS, LLC, an Oregon limited liability company.

[Signature]
NOTARY PUBLIC FOR OREGON

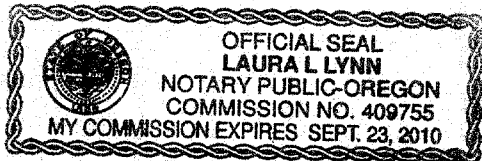


Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Government Lots 6 and 7 in Section 33, Township 38 South, Range 9 E.W.M., and being a portion of that certain tract described in deed from Weyerhaeuser Company to Juckeland Motors, Inc., recorded in Volume M65, page 110, Deed records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the 1 1/2 Inch iron pipe marking the intersection of the Southwesterly line of South Sixth Street with the Westerly line of the Southern Pacific Railroad right of way, said iron pipe being the Northeasterly corner of lands conveyed by Ewauna Box Company to Weyerhaeuser Timber Co. by Deed Volume 227 page 47, records of Klamath County, Oregon, all as shown on Map of Record Survey No. 621; thence N. 55°22' W. along the Southwesterly line of South Sixth Street, a distance of 250.0 feet to a 1 1/2 Inch iron pipe; thence S. 34°38' W. a distance of 329.0 feet, more or less, to the most Southerly corner of tract conveyed by Weyerhaeuser Timber Co. to State of Oregon by deed Volume 281 page 268, records of Klamath County, Oregon, said point also being the Northeasterly corner of said Juckeland Tract as described in Volume M65 page 110 and the TRUE POINT OF BEGINNING of this description; thence N. 55°46'30" W. a distance of 350.0 feet, more or less, to the most Northerly corner of said Juckeland Tract; thence S. 34°38' W., along the Northwesterly line of said Juckeland Tract a distance of 470.73 feet to a 5/8 inch iron pin, said point being N. 34°38' E. a distance of 146.33 feet, from the Northeasterly right of way of the O.C.&E. Railroad; thence S. 55°22' E. a distance of 347.42 feet, more or less, to a 5/8 inch iron pin on the Southeasterly line of said Juckeland Tract; thence N. 34°38' E., along said Southeasterly line, a distance of 469.9 feet, more or less, to the point of beginning.

EXCEPTING therefrom the Southeasterly 60 feet of even width, measured at right angles from the Southeasterly line of above described tract. The tract herein described contains 3.10 acres, more or less.

Tax Parcel Number: R661653 and R611653