

2011-003997

Klamath County, Oregon

After Recording Return to:

Patrick G. Huycke
Huycke, O'Connor, Jarvis & Lohman, LLP
823 Alder Creek Drive
Medford, OR 97504



00099467201100039970040040

03/25/2011 10:48:18 AM

Fee: \$52.00

Until a change is requested,
send all tax statements to:

No Change

BARGAIN AND SALE DEED

PREMIERWEST BANK, an Oregon banking corporation, Grantor,
conveys to 6th ST. MOBILE PARK, LLC, an Oregon limited liability
company, Grantee, all of its right, title and interest in and to
the following described property commonly referred to as 5861 S.
6th Street, Klamath Falls, Oregon:

SEE ATTACHED EXHIBIT "A"

There is no monetary consideration involved in this
transfer. The actual consideration consists of value given or
promised which is the whole consideration.

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, AND SECTIONS 2
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

BARGAIN AND SALE DEED - 1 OF 2

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the undersigned have signed this on the date(s) set forth below.

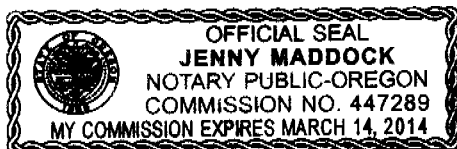
PREMIERWEST BANK, an Oregon banking Corporation

By: 

Its: C.O.O.

STATE OF OREGON)
) ss: 346, 2011
COUNTY OF JACKSON)

Personally appeared Rich Hieb, who, being duly sworn, did say he/she is the COO, EVP of PremierWest Bank, an Oregon banking corporation, and that said instrument was signed in behalf of said PremierWest Bank; and acknowledged said instrument to be his/her voluntary act and deed.



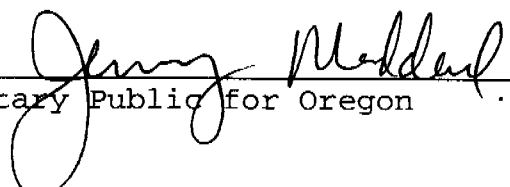

Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Beginning at a point 264 feet East of an iron pin driven into the ground near the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which pin is 30 feet East of the center of a road intersecting the Dalles-California Highway from the North, and is also 30 feet North of the center of said Highway; thence North 330 feet; thence East 66 feet; thence South 330 feet; thence West 66 feet to the place of beginning.

LESS THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that property described in that deed to Benjamin D. and Sylvia C. Malong, recorded in Volume 285, page 141, Deed Records of Klamath County, Oregon; thence said parcel being that portion of said property included in a strip of land 40 feet in width, lying on the Northerly side of the center line of the Klamath Falls-Lakeview Highway as said highway has been relocated which center line is described as follows:

Beginning at Engineer's center line Station 125+00, said Station being 0.69 feet North and 315.00 feet West of the West quarter corner of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°52'30" East, 676.19 feet; thence on a spiral curve right (the long chord of which bears South 87°10' East) 500 feet; thence on a 1762.95 foot radius curve right (the long chord of which bears South 67°59'30" East) 846.67 feet; thence on a spiral curve right (the long chord which bears South 48°49' East) 500 feet to Engineer's center line Station 150+22.86 back equals 150+21.50 ahead. The Northerly line of said strip of land crosses the West and East line of said property approximately opposite Engineer's center line Stations 131+10 and 131+80, respectively.

The following described real property in Klamath County, Oregon;

A portion of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point 330 feet East of an iron pin driven in the ground just outside the fence corner at the SW1/4 NW1/4 of Section 1, in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor being the Southwest corner of said property abutting on the Dalles-California Highway, running thence North 330 feet; thence East 132 feet; thence South 330 feet; thence West 132 feet to the place of beginning.

EXCEPTING that portion conveyed to the State of Oregon by instruments recorded August 13, 1964 in Deed Volumes 355, page 285 and 355, page 287, Deed Records of Klamath County, Oregon.

Parcel 2:

The following described real property situate in Klamath County, Oregon:

Beginning at a point 528 feet East of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW1/4 of Section 1, Township 30 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor being the Southwest corner of said property abutting on the Dalles-California Highway; thence North 330 feet; thence East 132 feet; thence South 330 feet; thence West 132 feet to the point of beginning.

Beginning at a point 462 feet East of an iron pin driven into the ground just inside of the fence corner at the Southwest corner of NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway; thence North 330 feet to a point; thence East 66 feet to a point; thence South 330 feet to a point; thence West 66 feet to the point of beginning.

SAVING AND EXCEPTING there from any portion lying within the highway right of way as contained in Warranty Deed recorded June 23, 1964 in Volume 354, page 75, Deed records of Klamath County, Oregon.