

After recording return to:

Sterling Savings Bank

111 North Wall Street

Spokane, WA 99201

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

Sterling Savings Bank

111 North Wall Street

Spokane, WA 99201

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

R. Kim Short as court appointed Receiver for 97 North Storage, LLC, an Oregon limited liability company,

herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto
Sterling Saving Bank,

herein 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 Attached EXHIBIT "A"
Legal Description

Subject to all the liens, encumbrances and easements of record.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0 (to clear title) (Here comply with the requirements of ORS 93.030).**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

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.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

52411

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this 6th day of March, 2014; 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.

Signature:

97 North Storage LLC, an Oregon limited liability company



R. Kim Short, Court Appointed Receiver

STATE OF OREGON)

County of Lane) ss.

This instrument was acknowledged before me on March 6th, 2014 by R. Kim Short as Court Appointed Receiver for 97 North Storage, LLC, an Oregon limited liability company.



Notary Public for Oregon
My commission expires 12/16/2015



EXHIBIT "A"

PARCEL 1

A parcel of land situated in the NE¼ of the NW¼ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that property conveyed to the State of Oregon by that certain deed recorded in Volume 135, Page 511, Deed Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of that parcel described in Volume 135, Page 511, Deed Records of Klamath County, Oregon; thence northerly along the easterly line of said parcel 0.99 feet on the arc of a 7212.00 foot radius curve to the left through a delta angle of 00°00'28", the long chord of which bears N06°41'36"W 0.99 feet; thence South 88°16'38" West 4.14 feet; thence South 05°56'28" East 0.84 feet to the south line of said parcel; thence along said south line South 89°42'00" East 4.17 feet to the point of beginning; containing 3.8 square feet.

PARCEL 2

A parcel of land situated in the NE¼ of the NW¼ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that property conveyed to the State of Oregon by that certain deed recorded in Volume 135, Page 324, Deed Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the northeast corner of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence along the north line of said Parcel 1 North 89°42'00" West 4.17 feet; thence South 05°56'28" East 161.65 feet to the south line of said Parcel 1; thence along said south line South 89°42'00" East 4.47 feet to the southeast corner of said Parcel 1; thence northerly along the easterly line of said Parcel 1 161.69 feet on the arc of a 7212.00 foot radius curve to the left through a delta angle of 1°17'04", the long chord of which bears North 06°02'50" West 161.68 feet, to the point of beginning; containing 742.6 square feet.

PARCEL 3

A parcel of land situated in the NE¼ of the NW¼ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that property conveyed to the State of Oregon by that certain deed recorded in Volume 135, Page 571, Deed Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the northeast corner of that parcel described in Volume 135, Page 571, Deed Records of Klamath County, Oregon; thence along the north line of said parcel North 89°42'00" West 4.47 feet; thence South 05°56'28" East 4.96 feet; thence South 89°35'46" East 4.42 feet to the easterly line of said parcel; thence northerly along said easterly line 4.96 feet on the arc of a 7212.00 foot radius curve to the left through a delta angle of 0°02'22", the long chord of which bears North 05°23'07" West 4.96 feet, to the point of beginning; containing 21.9 square feet.