

Filed for record at the request of and
when recorded return to:

Stokes Lawrence, P.S.
1420 Fifth Avenue, Suite 3000
Seattle, WA 98101
Attn: Sean Griffiee

Until a change is requested, tax statements shall be sent to
the following address:
NO CHANGE

BARGAIN AND SALE DEED

Grantors: NCE Properties, LLP, a Washington limited liability partnership

Grantee: Peter R. Lemman, Dean Lemman, John S. Carver, Callie Anne
Carver 2015 Stock Trust, and John Robert Carver 2015 Stock
Trust

True and
Actual Consideration: \$0.00

Legal Description: See Exhibit A

Assessor's Property Tax
Parcel Account Number: R611699, R611680, R786091

When Recorded Return To:

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1420 Fifth Avenue, Suite 3000
Seattle, WA 98101
Attn: Sean Griffiee

BARGAIN AND SALE DEED

THE GRANTOR, NCE Properties, LLP, a Washington limited liability partnership, formerly known as North Coast Electric Properties, L.L.P., a Washington limited liability partnership, which took title as North Coast Electric Properties, a General Partnership

without consideration and as a pro rata distribution of partnership assets to the owners, does hereby bargain, sell and convey to Peter R. Lemman, as to his separate estate, an undivided 33 1/3% interest, and to Dean Lemman, as to his separate estate, an undivided 33 1/3% interest, and to John S. Carver, as to his separate estate, an undivided 16 2/3% interest, and to Jon Barwick, Peter R. Lemman, and John Robert Carver, as Co-Trustees of the Callie Anne Carver 2015 Stock Trust, an undivided 8 1/3% interest, and to Jon Barwick, Peter R. Lemman, and John Robert Carver, as Co-Trustees of the John Robert Carver 2015 Stock Trust, an undivided 8 1/3% interest, together as tenants in common,

all of Grantor's right, title and interest in the following described real estate, situated in the County of Klamath, State of Oregon, together with all after acquired title of the grantors herein:

See Exhibit A attached hereto and made a part hereof.

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.

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EXHIBIT A

Legal Description

The Northerly 15 feet of Lot 23, all of Lots 24, 25 and 26, and the Southerly 40 feet of Lot 27, Block 18, SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plate thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessor's Tax Account Nos. R611699, R611680, R786091

Property Address: 911 Market Street, Klamath Falls