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BARGAIN AND SALE DEED

VOL 1170 PAGE 9353

KNOW ALL MEN BY THESE PRESENTS, That BOISE CASCADE CORPORATION, a Delaware corporation, hereinafter called Grantor, for the consideration hereinafter stated, does hereby give, grant, bargain, sell and convey unto MIDSTATE ELECTRIC COOPERATIVE, INC., an Oregon cooperative, hereinafter called Grantee, and Grantee's successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point 697 feet South and 1,948 feet West of the one-quarter corner common to Sections 16 and 17, Township 28 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, said point being the Northeast corner of an eight foot cyclone fence in the Northwest one-quarter of the Southeast one-quarter of said Section 17, thence S 14° W 40.0 feet, thence N 76° W 40.0 feet, thence N 14° E 40.0 feet, thence S 76° E 40.0 feet to the point of beginning containing 0.04 acres, more or less.

Together with the right of ingress and egress from United States Forest Road No. 286, being 20 feet in width and more particularly described as follows:

Beginning at the midpoint of the cyclone fence on the West side of the substation site, said point being the center of a gateway, thence N 35° W 125 feet, thence due North 200 feet, thence N 18° E 90 feet, thence N 42° E 70 feet, thence N 86° E 70 feet, thence S 76° E 200 feet, thence S 71° E 400 feet, thence S 82° E 120 feet, thence N 80° E 200 feet, thence N 70° E 100 feet, thence N 53° E 80 feet, thence N 24° E 90 feet, thence due north 220 feet, more or less, to a point on the centerline of the U.S.F.S. Road No. 286, said point being approximately 38 feet South and 836 feet West of the 1/4 corner common to Sections 16 and 17, Township 28 South, Range 8 East, Willamette Meridian, Klamath County, Oregon.

Said right of ingress and egress to said property shall be for the purpose of maintaining, servicing and repairing said electrical distribution equipment located thereon.

Subject, However, to current taxes assessments, easements, restrictions and covenants of record.

(hereinafter referred to as "Real Property").

To Have and to Hold the same unto Grantee and Grantee's successors and assigns so long and only so long as Real Property is used by Grantee for electric substation purposes or for the

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maintenance of electric distribution equipment, and if Real Property ceases to be so used title thereto shall automatically revert to and revest in Grantor without any declaration of forfeiture or act of reentry.

Grantor agrees that all facilities and equipment, including, but not limited to, substation structures, poles, wires, transformers, circuit breakers, regulators and fences, placed on Real Property by Grantee shall constitute personal property and shall not be or become a part of Real Property and may be removed by Grantee at any time. Should Real Property cease to be used for electric substation purposes or for maintenance of electric distribution equipment title to such facilities and equipment shall in no event vest in Grantor, and the same may and shall be removed by Grantee. If Grantee fails to remove such facilities and equipment within a reasonable time, Grantor may cause the same to be removed and Grantee shall reimburse Grantor for all reasonable expenses incurred by Grantor in such removal.

The true and actual consideration paid for this transfer, stated in terms of dollars, is none.

Done by order of the Grantor's Board of Directors with its corporate seal affixed, this 2nd day of September, 1970.

BOISE CASCADE CORPORATION

By [Signature]
Vice President
By [Signature]
Assistant Secretary

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STATE OF IDAHO)
) ss.
 County of Ada)

On this 2nd day of September, 1970, before me, the undersigned, a Notary Public in and for said State, appeared G.C. RANDALL and J.E. CLURE, both to me personally known, who being duly sworn did say that they are the Vice President and Assistant Secretary, respectively, of BOISE CASCADE CORPORATION, the within named corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Signe Treanor
 Notary Public for Idaho
 Residing at Boise, Idaho
 My Commission Expires 8-12-78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 20th day of October A. D. 1970 at 2:43 clock P. M., and
 duly recorded in Vol. M70, of Deeds on Page 9353

Wm D. MILNE, County Clerk

Fee \$4.50

By *Cynthia Brown*

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 Laikin, Bryant + Edmonds
 P.O. Box 457
 Redmond, Oregon 97256

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