

mod 9245

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17472

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That MODOC LUMBER CO., an Oregon corporation, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto J-SPEAR RANCH CO., an Oregon corporation hereinafter 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:

Deschutes National Forest
Township 25 South, Range 7 East of the Willamette Meridian, Section 34: S $\frac{1}{2}$ NW $\frac{1}{4}$; Section 34: NW $\frac{1}{4}$ SE $\frac{1}{4}$; Section 36: SE $\frac{1}{4}$ SE $\frac{1}{4}$.

Township 26 South, Range 7 East of the Willamette Meridian, Section 2: Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$); Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$); S $\frac{1}{2}$ N $\frac{1}{2}$; Section 3: NE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ S $\frac{1}{2}$; Section 4: SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$.
Township 25 South, Range 8 East of the Willamette Meridian, Section 31: Lot 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) and NE $\frac{1}{4}$ NW $\frac{1}{4}$ (Excepting therefrom that portion conveyed to Central Pacific Railway Co.); Section 30: E $\frac{1}{2}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$; Section 8: E $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$; Section 5: Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$).

Winema National Forest

Township 34 South, Range 7 East of the Willamette Meridian, Section 17: E $\frac{1}{2}$ NE $\frac{1}{4}$.
Township 35 South, Range 7 East of the Willamette Meridian, Section 27: SE $\frac{1}{4}$ SE $\frac{1}{4}$; Section 34: E $\frac{1}{2}$ NE $\frac{1}{4}$.

Township 33 South, Range 10 East of the Willamette Meridian, Section 23: SE $\frac{1}{4}$; Section 26: NE $\frac{1}{4}$.

Township 34 South, Range 11 East of the Willamette Meridian, Section 12: NE $\frac{1}{4}$ NW $\frac{1}{4}$.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols \circ , if not applicable, should be deleted. See ORS 93.030.) 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.

In Witness Whereof, the grantor has executed this instrument this 22 day of November, 1982; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Thomas J. Shaw - President
Georin Burton - Secretary

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.

County of _____, 19____.

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath ss.
November 22, 1982.

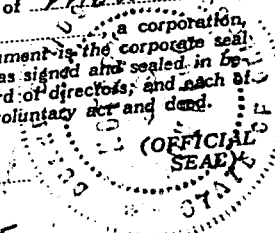
Personally appeared Thomas J. Shaw and Georin M. Burton who, being duly sworn, each for himself and not one for the other, did say that the former is the duly elected president and that the latter is the duly elected secretary of Modoc Lumber Co. a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Quane O. Moon

Notary Public for Oregon

My commission expires Nov. 13, 1985



STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 23 day of November, 1982, at 8:45 o'clock AM., and recorded in book/reel/volume No. M82 on page 15582 or as document/fee/file/instrument/microfilm No. 17472, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Bernetha J. Letch Deputy
Fee: \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

J-Spear Ranch Co
P O Box 257
Klamath Falls, Or. 97601

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

SAME AS ABOVE

NAME, ADDRESS, ZIP