

BARGAIN AND SALE DEED

MARVIN H. McLAIN and LORETTA E. McLAIN, as Grantors, convey to MARVIN H. McLAIN and LORETTA E. McLAIN, Trustees of the Marvin H. McLain Trust, an undivided one-half interest in the following described real property, subject to existing taxes and assessments and to all covenants, restrictions, reservations, easements and rights appearing of record:

1. The real property and improvements located at 4812 Sturdivant Street, Klamath Falls, Oregon, more particularly described as follows:

Lot 12 Block 7, WINCHESTER, TRACT NO. 1025, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2. The real property and improvements located in Chiloquin, Oregon, consisting of approximately ten acres, described as follows:

The Northerly 386.6 feet of the following described property, as measured along the West boundary thereof; All that portion of Government Lot 7, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesternly of the Northwesternly right of way line of the Chiloquin-Williamson River Highway.

3. The real property and improvements located in Chiloquin, Oregon, consisting of approximately five acres, described as follows:

The S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon

Subject to:

Reservations as stated in instrument recorded June 13, 1958 in Book 301 at page 89.
Reservations as stated in instrument recorded June 13, 1950 in Book 322 at page 47.
Certificate for road purposes as set forth in instrument recorded August 10, 1959.
Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.

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Until a change is requested, all notices and tax statements shall be sent to the following address: Marvin H. McLain and Loretta E. McLain, Trustees, 3802 Beverly Drive, Klamath Falls, Oregon 97601 97603

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8.00

TOGETHER WITH a 60 foot easement for ingress and egress in the SW $\frac{1}{4}$ of Section 28, Township 34 South, Range 7 E.W.M., more particularly described as follows:

Beginning at the Northeast corner of the S $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 29; thence South 60 feet; thence East to the West right of way line of Highway 422; thence Northwesterly along the West right of way line of said Highway 422 to a point that lies 14 feet East of the point of beginning; thence due West 14 feet to the point of beginning.

This easement is a perpetual non-exclusive easement upon, over and across the above described property.

The above-described property was acquired by the Grantors with community property funds. It is the intention of the Grantors by this Deed to sever their incidents of community property ownership with respect to the above-described property and to vest in the Marvin H. McLain Trust an undivided one-half interest in the above-described property.

This conveyance constitutes a revocable gift by LORETTA E. McLAIN and MARVIN H. McLAIN, and the true consideration of this conveyance is the sum of \$0.00.

DATED this 8th day of September, 1983.

GRANTORS:

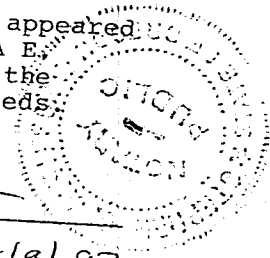
Marvin H. McLain
MARVIN H. McLAIN

Loretta E. McLain
LORETTA E. McLAIN

STATE OF OREGON)
County of Jackson) ss.

On this 8th day of September, 1983, personally appeared before me the above-named MARVIN H. McLAIN and LORETTA E. McLAIN, as Grantors and as Trustees, and acknowledged the foregoing instrument to be their voluntary acts and deeds.

Steph C. James
Notary Public for Oregon
My Commission Expires: 5/9/87



STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 9th day of November 1983 A.D., 19 83 at 3:19 o'clock P M, and duly recorded in Vol 183, of Deeds on page 19324.

Fee \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by John D. Smith deputy