

## MASTER BARGAIN AND SALE DEED

KEY BANK OF OREGON, a bank duly organized and existing under the laws of the State of Oregon (formerly known as Bank of Oregon and successor by merger to Beaver State Bank, Citizens Valley Bank, Pacific Western Bank, First National Bank of McMinnville, and Hood River County Bank), hereinafter referred to as "Grantor," acting solely in its capacity as a fiduciary, does hereby convey, transfer, assign, and deliver to KEY TRUST COMPANY OF THE NORTHWEST, a Washington trust company qualified to conduct a trust business in the State of Oregon, acting solely in its fiduciary capacity as the substituted and successor trustee to Grantor, hereinafter referred to as "Grantee," that real property located in the County of Klamath, State of Oregon, which is more particularly described in Exhibit A attached hereto.

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. Reference is hereby made to a certain agreement between Grantor and Grantee, dated as of January 1, 1988, whereby Grantee agreed to assume and discharge all of Grantor's duties, obligations, and responsibilities as a fiduciary with respect to the real property conveyed hereby to the Grantee. As evidence of its acceptance of such real property as substituted and successor fiduciary and its assumption of all fiduciary obligations of the Grantor, Grantee has caused its name to be signed to this instrument by its duly appointed officer, effective as of January 1, 1988.

THIS INSTRUMENT WILL 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 APPROVED USES.

IN WITNESS WHEREOF, Grantor and Grantee, pursuant to the authority conferred by their respective Boards of Directors, have caused their names to be signed by their duly designated officers, effective as of January 1, 1988.

KEY BANK OF OREGON

By: *A. M. Mullen*

Title: Sr. Trust Officer

SIGNATURES CONTINUED ON NEXT PAGE

16478

## KEY TRUST COMPANY OF THE NORTHWEST

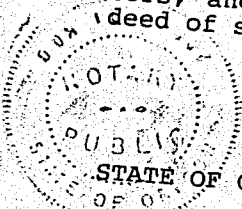
By: C. Richard GeorgeTitle: VP

STATE OF OREGON

County of Multnomah

) ss.

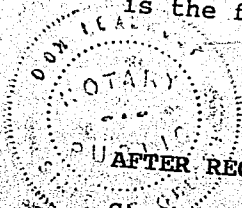
On this 23 day of September, 1988, before me appeared GREGORY H. MULLEN, to me personally known, who being duly sworn did say that he is the SN Trust Officer of KEY BANK OF OREGON, and that the foregoing instrument was signed on behalf of said Corporation by authority of its Board of Directors, and acknowledged that said instrument is the free act and deed of said Corporation.



Don Leadfoot  
Notary Public for Oregon  
My Commission Expires: 6-21-90

) ss.

On this 23 day of September, 1988, before me appeared C. RICHARD GEORGE, to me personally known, who being duly sworn did say that he is the V. P. of KEY TRUST COMPANY OF THE NORTHWEST, and that the foregoing instrument was signed on behalf of said Corporation by authority of its Board of Directors, and acknowledged that said instrument is the free act and deed of said Corporation.



Don Leadfoot  
Notary Public for Oregon  
My Commission Expires: 6-21-90

## AFTER RECORDING RETURN TO:

Stephen J. Smith  
Lindsay, Hart, Neil & Weigler  
222 S.W. Columbia, Suite 1800  
Portland, Oregon 97201

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO THE  
FOLLOWING ADDRESS:

Key Trust Company of the Northwest  
Attention: Real Estate Trust Officer  
1211 S.W. Fifth Avenue, Suite 500  
Post Office Box 272  
Portland, Oregon 97207

EXHIBIT A

Klamath County, Oregon

Lot 11, 15, 16, 17 Block 4, TRACT NO. 1046, ROUND LAKE ESTATES, according to the official plat there-of on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day  
of Oct. A.D., 19 88 at 12:14 o'clock P.M., and duly recorded in Vol. M88,  
of Deeds on Page 16477.

FEE \$18.00

Evelyn Biehn County Clerk

By Pauline McElendare