

L. A. GIENGER and PAULINE H. GIENGER, dba GIENGER INVESTMENTS, Grantor, conveys to KLAMATH WOODLANDS, INC., Grantee, the following described real property situate in Klamath County, Oregon, to-wit:

PARCEL I. Lots 1, 45 and 46 of Modoc Point, a platted subdivision of Klamath County, Oregon

PARCEL II. That portion of Government Lots 19 and 22 lying Northwest of Highway 427 and West of the Westerly right of way of the Southern Pacific Railroad right of way and North of Modoc Point, a platted subdivision in Klamath County, Oregon, in Section 15, Township 36 South, Range 7 East of the Willamette Meridian; LESS that portion lying West of a line running N01°35'15" W from Highway 427 in a 20' canal as established in a survey filed on May 22, 1978 in the Klamath County Surveyor's office under Survey Number 2667.

PARCEL III. That portion of the NE¼SW¼ of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of Modoc Point, a platted subdivision in Klamath County, Oregon; thence South 05°32' East 583.77 feet; thence West 93.22 feet; thence North 01°06'15" East to the South right of way line of Highway 427; thence Easterly along the South right of way line of Highway 427 to the North boundary of Modoc Point, a platted subdivision in Klamath County, Oregon; thence West along the North boundary of Modoc Point, a platted subdivision in Klamath County, Oregon to the point of beginning.

PARCEL IV. Governments Lots 20 and 21 in Section 15, Township 36 South, Range 7 East of the Willamette Meridian, less that portion described in the deed recorded in Volume M75, page 8146, Records of Klamath County, Oregon

The true and actual consideration for this transfer is Two Hundred Forty-Four Thousand Eight Hundred Fifty-Six and No/100ths (\$244,856.00) DOLLARS.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantees at HC 30 Box 55, Chiloquin, OR 97624.

DATED this 14th day of October, 1988.

BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. BARGAIN & SALE DEED

[Handwritten signatures of L. A. Gienger and Pauline H. Gienger]

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17365

STATE OF OREGON)
) ss. October 14, 1988.
 County of Klamath)

Personally appeared the above-named L. A. GIENGER and PAULINE H. GIENGER, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Reuben K. Miller
 Notary Public for Oregon
 My Commission expires: 9/16/89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandness & Brandness the 14th day
 of Oct. A.D., 19 88 at 3:48 o'clock PM., and duly recorded in Vol. M88
 of Deeds on Page 17364
 Evelyn Biehn County Clerk
 By Pauline Miller

FEE \$13.00

After Recording Return
 to:

BRANDNESS & BRANDNESS, P.C.
 A PROFESSIONAL CORPORATION
 ATTORNEYS AT LAW
 411 PINE STREET
 KLAMATH FALLS, OREGON 97601

2. BARGAIN & SALE DEED