

BARGAIN AND SALE DEED

ELIZABETH H. HAWKINS, Grantor, conveys to THOMAS W. HAWKINS AND ELIZABETH HARLOWE HAWKINS, Trustees of that certain Trust Agreement dated August 12, 1986, Grantee, all grantor's right title and interest in the following described real property situate in Klamath County, Oregon, to-wit:

Beginning at the corner common to Sections 10, 11, 14 and 15, Township 34 South, Range 7½ E.W.M., thence West 4.00 chains more or less to a fence; thence S. 61°42' W. along said fence 124.4 chains more or less to the center of Seven Mile Canal; thence following the center line of said Canal N. 41°06' W. 103.00 chains more or less to the center line of Center Canal; thence following the center line of Center Canal N. 0°20' E., 52.14 chains more or less to the Southwest corner of the tract heretofore conveyed to Helen Pearl Shulze, Thomas B. Hawkins and Chas. J. Hawkins; thence following the South line of the above tract East parallel to and distant 660 feet South of the North section lines of Sections 8, 9 and 10, a distance of about 2½ miles to the West bank of Wood River; thence Southerly following the West bank of Wood River about one mile to the section line between Sections 11 and 14; thence West about 8 chains to the Northwest corner of Lot 1, Section 14; thence S. 61°42' W., 14.80 chains; thence N. 45°00' W., 9.75 chains more or less to the point of beginning: Being all of SE¼NE¼, NE¼SE¼, S½NE¼NE¼ and part of W½NE¼, W½SE¼ and SE¼SE¼ of Section 8; all of S½N½NE¼, S½NE¼, S½N½NW¼, S½NW¼, SE¼SW¼ of Section 9; all of S½ of Lot 1; Lots 2 and 3; S½NW¼NE¼, SW¼NE¼, S½N½NW¼, S½NW¼, SW¼, NW¼SE¼ and S½SE¼ of Section 10; Lot 1 of Section 11, part of NW¼NW¼ of Section 14; all of NW¼NW¼ and part of N½NE¼, E½NW¼, SW¼NW¼, NW¼SW¼ of Section 15; all of NE¼, NE¼NW¼, and part of N½SE¼, NW¼NW¼, S½NW¼ and NE¼SW¼ of Section 16; and part of NE¼NE¼ of Section 17.

EXCEPTION THEREFROM the following: A piece or parcel of land containing 27.3 acres, more or less, situate in Sections 10, 11, 14 and 15, Township 34 South, Range 7½ E.W.M., in Klamath County, Oregon, and more particularly described as follows:

All that portion of the tract of land conveyed to grantors herein by grantees herein, by Deed dated September 2, 1942, and recorded in Volume 150 page 585, Deed records of Klamath County, Oregon, which lies Southeasterly from a division fence along a line described as follows: Beginning at a point at the intersection of the center line of Seven Mile Canal as the same is now located and constructed, with the line of the above mentioned fence extended Southwesterly, from which point the Southeasterly corner of Section 1, Township 34 South, Range 6, E.W.M., as established by Norman D. Price, U.S. Cadastral Engineer, between October 31, 1930, and June 23, 1931, bears N. 54°

19½'W., 16,670.3 feet distant, and running from said point of beginning N. 61°40½'E., 9958 feet, more or less, to the Westerly or right bank of Wood River.

LESS A tract of land situated in Sections 8, 9, 16 and 17, Township 34 South, Range 7½ EWM, more particularly described as follows: The West 391.25 acres of that tract of land described in Vol. M-88, page 11161 Deed Records of Klamath County, Oregon, said tract being bounded on the North by the Jack B. Owens property, on the West by the center line of the Center Canal, on the South by the Seven Mile Canal and on the East by a line running true North and South, the location of the East boundary line being controlled by the 391.25 acres.

The above described parcel contains 1,335.31 acres more or less.

The true and actual consideration for this conveyance, stated in terms of dollars, is \$-0-. (This conveyance is to fund an inter vivos trust.)

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.

DATED: July 19, 1989.

Elizabeth H. Hawkins
Elizabeth H. Hawkins

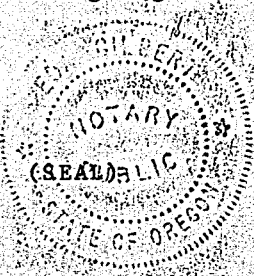
STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On this 19th day of July, 1989, personally appeared the above named ELIZABETH H. HAWKINS and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Ede Gelbart
Notary Public

My Commission expires: 6/1/93



WHEN RECORDED MAIL TO:

Giacomini & Knleps
Attorneys at Law
635 Main Street
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

THOMAS W. HAWKINS &
ELIZABETH H. HAWKINS, Trustees
PO Box 181
Hollister, California 95024

(Don't use this space; reserved for recording label in counties where used.)

Fee \$13.00

STATE OF OREGON

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of Aug., 1989, at 3:49 o'clock PM, and recorded in book M89 on page 14259 or as filing fee number 3411, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk

Title

Dee Dee Mullendore Deputy