

BARGAIN AND SALE DEED

JAMES ORVILLE HOPKINS, and NEDRA M. HOPKINS, husband and wife, (Grantors) do grant, sell, release and transfer to JAMES O. HOPKINS and NEDRA M. HOPKINS, Trustees of the HOPKINS FAMILY TRUST u.a.d. August 28, 1989, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

SEE ATTACHED LEGAL DESCRIPTIONS

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates JAMES O. HOPKINS and NEDRA M. HOPKINS for improved administration of assets while alive and competent, and ease of transition thereafter.

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 PERSONS ACQUIRING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. James O. Hopkins, 13776 Keno-Worden Road, Klamath Falls, Oregon 97603.

DATED this 28 day of August, 1989.

James Orville Hopkins
JAMES ORVILLE HOPKINS
Nedra M. Hopkins
NEDRA M. HOPKINS

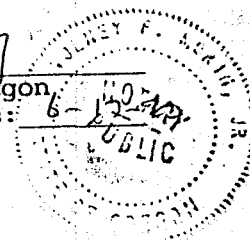
STATE OF OREGON)

)ss.

County of Jackson)

On August 28, 1989 personally appeared JAMES ORVILLE HOPKINS and NEDRA M. HOPKINS, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Notary Public
Notary Public for Oregon
My Commission Expires: 6-12-89



1989 SEP 1 AM 11 25

(S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 7; NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18,
Township 40 South, Range 8 East of the
Willamette Meridian;

ALSO the following described tract of land:
Beginning at a point 415 feet North of the
corner to Sections 7, 8, 17, and 18, in
Township 40 South, Range 8 East of the
Willamette Meridian; thence North 2225 feet
to the quarter corner between Sections 7 and
8; thence East 1320 feet, more or less; thence
South 31 $^{\circ}$ 4' West 2595 feet to the place of
beginning, being a part of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section
8, Township 40 South, Range 8 East of the
Willamette Meridian;

That portion of Lot 3, Section 7, Township
40 South, Range 8 East of the Willamette
Meridian, described as follows: Beginning
at the meander corner between Sections 7
and 8, Township 40 South, Range 8 East of
the Willamette Meridian, which point is 805' - 82.0
feet, more or less, South of the one-quarter
corner common to said Sections, and is the
most Southerly corner of Lot 4 of said Section
7; thence North 37 $^{\circ}$ 30' West along the South-
westerly line of said Lot 4, a distance of
56.8 feet; thence South 60 $^{\circ}$ 15' West 225.4 feet;
thence South 436.5 feet, to the South line of
Lot 3 of said Section 7; thence East along
the South line of said Lot 3, a distance of
231 feet to the Southeast corner of said Lot;
thence North along the Section line 502.5
feet to the point of beginning.

Lot 4, Section 7, Township 40 South, Range 8
East of the Willamette Meridian; EXCEPTING
THEREFROM the following described parcel:

Beginning at a point where the Section
line between Sections 7 and 8, Township
40 South, Range 8 East of the Willamette
Meridian intersects the Southwesterly
right-of-way line of the Keno-Worden
County Road, which point is 66.0 feet
North of the meander corner between said
Sections 7 and 8, and 739.0 feet, more or
less, South of the one quarter corner be-
tween said Sections; thence North 29 $^{\circ}$ 27'
West 849.3 feet, more or less, along the
right of way line of said road to the North
line of Lot 4 of said Section 7; thence
West 166.3 feet along the North line of said
Lot 4 to the Westerly line thereof; thence
South 8 $^{\circ}$ 0' East along the Westerly line of
said Lot 4, 55.2 feet; thence South 37 $^{\circ}$ 30'
East along the Southwesterly line of said
Lot 4, a distance of 389.7 feet; thence
North 60 $^{\circ}$ 15' East 40.6 feet to the point
of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 1st day
of Sept. A.D. 19 89 at 11:25 o'clock A.M., and duly recorded in Vol. M89
of Deeds on Page 16471.

Evelyn Biehn
By Dorothy Mullins County Clerk

FEE \$13.00
Return: James O. Hopkins
13776 Keno-Worden Rd., Klamath Falls, Or. 97603