

BARGAIN AND SALE DEED

Susan E. Halvorson, Personal Representative for the estate of Genevieve S. Vann, deceased, Grantor, conveys to Steven M. Vann, Susan E. Halvorson, and Robert J. Vann, Grantees, as Tenants in Common, an undivided one-third interest, each in and to a certain parcel of real property in Klamath County, Oregon, which said property is more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference.

The true and actual consideration for this conveyance is other than money, and represents distribution of estate assets pursuant to the Final Account and Petition for Decree of Final Distribution in the estate of Genevieve S. Vann, deceased, Lane County Circuit Court Probate No. 50-82-03504.

Until a change is requested, all tax statements are to be sent to the following address:

Susan E. Halvorson
923 Laurel Street
Junction City, OR 97448

THIS INSTRUMENT WILL NOT ALLOW THE 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.

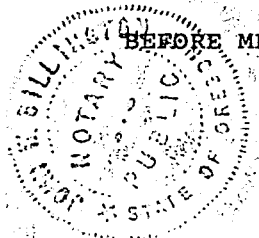
THIS DEED IS DATED the 23rd day of October, 1989, and is executed to replace a Bargain and Sale Deed conveying the same property to the same individuals herein, pursuant to the Final Account and Decree of Final Distribution in the above referenced estate, but which said Deed has been lost, and which was never recorded in the Klamath County Deeds and Records.

Susan E. Halvorson
Susan E. Halvorson, Grantor

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above named Susan E. Halvorson on the 23rd day of October, 1989, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:



[Signature]
Notary Public for Oregon
My Commission expires: 2-5-90

89 NOV 3 PM 2 53

EXHIBIT "A"

A tract of land situated in the NW 1/4 SE 1/4 of Section 18, Township 24 South, Range 7 East, W.M., more particularly described as follows:

Beginning at a point 480 feet south from an iron pin marking the Northeast corner of the NW 1/4 SE 1/4 of said Section 18; thence 120 feet south to an iron pin; thence approximately 309.6 feet west to the center of Crescent Creek; thence northerly along the center line of Crescent Creek to a point approximately 309.75 feet west of the point of beginning; thence east approximately 309.75 feet to the point of beginning, together with a perpetual easement for ingress and egress from said property over the Easterly 25 feet of the NW 1/4 SE 1/4 and the SW 1/4 NE 1/4 and the Northerly 25 feet of the SE 1/4 NE 1/4 of said Section 18 which lies Southwesterly of the Willamette Highway and northerly and easterly of said described property, but reserving a perpetual easement over the Easterly 25 feet of said described property for ingress to and egress from land lying South and East of described property in Section 18.

A tract of land situated in NW 1/4 of SE 1/4 and NE 1/4 of SE 1/4 of Sec. 18, Twp. 24 S.R. 7 E. W.M., more particularly described as follows:

Beginning at a point which is S. 01° 00' 51" W. 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE 1/4 and the SE 1/4 of said Sec. 18; thence S. 720.0 feet along the so called "false 1/16th line" which lies within the NE 1/4 and is East at a common 1/16th line between the NW 1/4 of SE 1/4 and NE 1/4 of SE 1/4 of said Sec. 18 to the point of beginning; thence West 287.30 feet to a point; thence continuing West 21 feet, to the flow line of Crescent Creek; thence Northerly 120 feet, more or less, along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet, more or less, North of the South line of said tract; thence East 36 feet, more or less, to a point; thence continuing East 278.60 feet to a point; thence South 120.0 feet along the "false 1/16th line" to the place of beginning.

EXCEPTING therefrom the Easterly 25 feet reserved for roadway and utility purposes.

Return to: John W. Billington
325 New Market West Bld.
135 S.W. Ash Street
Portland, Oregon 97204

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day of Nov. A.D., 19 89 at 2:53 o'clock PM., and duly recorded in Vol. M89, of Deeds on Page 21305.

FEE \$13.00

Evelyn Biehn - County Clerk
By Pauline Muelnders