

BARGAIN AND SALE DEED

I, HELEN I. De VRIES, Grantor, does grant, release, sell and transfer to HELEN I. De VRIES, Trustee of the HELEN I. De VRIES LIVING TRUST u.d.d. April 30, 1990, all right title and interest in and to the real property located in Klamath County, Oregon, described as follows:

(SEE ATTACHED LEGAL DESCRIPTION)

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estate of HELEN I. De VRIES for improved administration of the 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

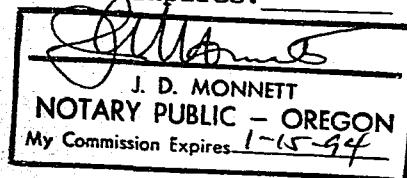
Until a change is requested, all tax statements shall be sent to the following address: Mrs. Helen I. De Vries, 1117 Tamera Drive, Klamath Falls, Oregon 97603.

Helen I. de Vries
HELEN I. De VRIES

STATE OF OREGON)
)ss.
County of Klamath)

On April 30, 1990, personally appeared HELEN I. De VRIES, who, being duly sworn, acknowledged the foregoing instrument to be her voluntary act and deed. Before me signed:

Notary Public for Oregon
My Commission Expires: _____



BARGAIN AND SALE DEED - 1

Return: Helen DeVries
1117 Tamera Dr.
Klamath Falls, Or. 97603

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The following described real property situate in Klamath County, Oregon:

8584

Lot 14 in Block 13 of Third Addition to Moyina
according to the official plat thereof on file
in the office of the County Clerk of Klamath
County, Oregon

SUBJECT TO:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
5. Rules, regulations and assessments of South Suburban Sanitary District.
6. Easement, including the terms and provisions thereof, given by P.C. Carlson to The California Oregon Power Company, a California corporation, dated March 11, 1940, recorded April 5, 1940, in Deed Volume 128 page 267, records of Klamath County, Oregon.
7. Easement for pipe line, including the terms and provisions thereof, given by Ruth T. McClellan and C.E. McClellan to California-Pacific Utilities Company, a California corporation, dated June 5, 1967, recorded June 5, 1967, in Volume M67 page 4178, Microfilm records of Klamath County, Oregon.
8. Reservations and restrictions contained in the dedication of Tract 1003 Third Addition to Moyina, as follows: "...said plat subject to: a building set back line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."
9. Trust Deed, including the terms and provisions thereof executed by, Carol C. Cox, as grantors, to Transamerica Title Insurance Company, as trustee, for, First National Bank of Oregon, as beneficiary, dated April 7, 1978, recorded, April 7, 1978, in Volume M78 page 6762, Mortgage records of Klamath County, Oregon, to secure the payment of \$49,200.00.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 7th day
of May A.D., 19 90 at 9:59 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 8583

FEE \$33.00

Evelyn Biehn -County Clerk

By Pauline McClellan