

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that LOUIS BIDEN and MARJORIE L. BIDEN, husband and wife, hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE LOUIS BIDEN and MARJORIE L. BIDEN REVOCABLE TRUST, Louis Biden and Marjorie L. Biden, Trustees, Beth L. Gardner, Alternate Trustee, hereinafter called "Grantee", and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

In construing this Deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30 day of July, 1990.

Louis Biden  
Louis Biden

Marjorie L. Biden  
Marjorie L. Biden

STATE OF OREGON            )  
                                  :   ss.  
County of Jackson        )

Personally appeared before me this 30 day of July, 1990, the above named LOUIS BIDEN and MARJORIE L. BIDEN and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires 1-26-93

22096

AFTER RECORDING, RETURN TO:      SEND ALL TAX STATEMENTS TO:

Grantland, Grensky & Blodgett  
Attorneys at Law  
204 West 9th St.  
Medford, OR 97501

Mr. Louis Biden

P. O. Box 90

Prospect OR 97536

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

A tract of land located in the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, to wit:

Beginning at the Northwest corner of the SE1/4; thence South along the quarter section line 880 feet; thence East and parallel to the North quarter section line to the Westerly right-of-way line of the Dalles-California Highway; thence Northeasterly along said right-of-way line to its intersection with the North line of the SE1/4; thence West along said North line to the true point of beginning, EXCEPT THEREFROM that portion lying Westerly of the Easterly line of the Klamath Northern Railroad right-of-way, and further excepting the following parcel: A portion of the SE1/4 described as follows: Commencing at the Northwest corner of the SE1/4; thence South along the quarter section line 880 feet; thence East and parallel to the North quarter section line to the Westerly right-of-way line of Dalles California Highway, being the true point of beginning of the tract herein being conveyed; thence Northeasterly along the Westerly right-of-way line of the Dalles-California Highway, a distance of 200.0 feet to a point; thence Westerly and parallel to the North quarter section line, a distance of 400.0 feet; thence Southwesterly and parallel to the Westerly right-of-way line of the Dalles-California Highway a distance of 200.0 feet to a point located 400.0 feet Westerly of the point of beginning; thence Westerly of the point of beginning; thence Easterly and parallel to the North quarter section line, a distance of 400.0 feet to the true point of beginning.

Tax account No.: 2408 03600 01200  
2408 036DA 01000

## PARCEL 2:

A parcel of land lying in the NE1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in those deeds to the State of Oregon, by and through its State Highway Commission, recorded in Book 251, page 160, Book 251, page 533 and Book 253, page 475 of Klamath County Record of Deeds the said parcel being that portion of said property lying Westerly of a line which is parallel to and 200 feet Westerly of the center line of the existing Dalles-California Highway.

Tax Account No.: 2408 036DA 00900

## PARCEL 3:

Beginning at a point on the Westerly right-of-way line of U.S. Highway 97 (Dalles-California Highway), said point being opposite Engineers Station 43+67.60 and at the point where the East-West centerline of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, intersects said highway right-of-way line; thence North 89 degrees 29', 1,238.44 feet along East-West center line of said Section 36 to the Easterly right-of-way line of Klamath Northern Railway; thence North 39 degrees 37' West 51.54 feet along said railroad right-of-way line; thence South 89 degrees 29' East 1,224.86 feet to the Westerly right-of-way line of U.S. Highway 97; thence South 25 degrees 50' West 44.25 feet, more or less along said Highway right-of-way line to the point of beginning.

The above described parcel of land lies in the S1/2 NE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No.: 2408 036A0 00900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Gantland, Grensky & Blodgett the 5th day of Nov. A.D., 19 90 at 10:06 o'clock A.M., and duly recorded in Vol. M90 of Deeds on Page 22094.

FEE \$43.00

Evelyn Biehn - County Clerk

By [Signature]