

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

HCR 61 BOX 1073

LaPINE OR 97739

BARGAIN AND SALE DEED

KATHLEEN BRYSON, Grantor, conveys to DARRELL D. DeLASHMUTT and ARLENE S. DeLASHMUTT, husband and wife, Grantee, the following described real property:

All that portion of the NW1/4SW1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, lying Easterly of the Great Northern Railway right of way, EXCEPTING THEREFROM the Northerly 40 feet as reserved in Volume M68, Page 7608, Deed records of Klamath County, Oregon.

SUBJECT TO the covenants and conditions more particularly described on Exhibit "A", attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is \$40,000.00.

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 this 22 day of January, 1991.

Kathleen Bryson
KATHLEEN BRYSON

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 22 day of January, 1991, by KATHLEEN BRYSON.

Danna Alger
Notary Public for Oregon
My Commission Expires: 5-28-94

- 1 - BARGAIN AND SALE DEED (RSL:BRYK09)

Rev: Gray Fancher Holmes Hurley Bryant & Lovlien
Attorneys At Law

40 N.W. Greenwood P.O. Box 1151 Bend, Oregon 97709-1151 (503) 382-4331 Telecopier (503) 389-3386

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EXHIBIT "A"

1. Taxes for 1989-90 are unpaid in the amount of \$682.29
Account No. 2310-2700-2100 Key: 137293
2. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.
3. Reservations and restrictions in deed executed by Rollin E. Cook and Helen E. Cook, husband and wife to Hardy G. Hand and Betty P. Hand, husband and wife, dated July 8, 1954, recorded July 22, 1954, in Volume 268 page 209, Deed records of Klamath County, Oregon, as follows: "saving and excepting: It is agreed that the sellers retain an undivided 1/2 interest in all of the mineral, oil and gas rights on the premises, together with the privilege of ingress and egress for the purpose of taking and removing the same."
4. Contract of Sale, including the terms and provisions thereof, by and between Dennis W. Lucas and Shirley A. Lucas, husband and wife, as vendors and Gerald A. Bull and Gretchen A. Bull, husband and wife, as vendees, as disclosed by Memorandum of Land Sale Contract, dated November 1, 1973, recorded November 20, 1973, in Volume M73 page 15269, Deed records of Klamath County, Oregon.
By instrument dated October 15, 1974, recorded February 5, 1975, in Volume M75 page 1493, Deed records of Klamath County, Oregon, Gerald A. Bull and Gretchen A. Bull, assigned said vendees interest to James A. Raybould and Micaela R. Raybould, by Quitclaim Deed recorded March 8, 1977, in Volume M77 page 3921, Deed records of Klamath County, Oregon, Micaela A. Raybould conveyed all her interest to James Arthur Raybould.
By Assignment of Contract dated July 19, 1976, recorded July 20, 1976, in Volume M76 page 11023, Deed records of Klamath County, Oregon, Dennis W. Lucas and Shirley A. Lucas, assigned the vendor's interest to C-Bar-C Corporation.
By Assignment of Contract, dated July 19, 1976, recorded August 4, 1976, in Volume M76 page 11999, Deed records of Klamath County, Oregon, C-Bar-C Corporation, assigned the vendor's interest to Loeta P. Myers.
Warranty Deed, including the terms and provisions thereof, from C-Bar-C Corporation to Gerald A. Bull and Gretchen A. Bull, husband and wife, dated September 2, 1983, recorded December 20, 1983, in Volume M83 page 21649, Deed records of Klamath County, Oregon.
Warranty Deed, from Loeta P. Myers to Gerald A. Bull and Gretchen A. Bull, dated January 2, 1984, recorded August 7, 1989, in Volume M89 page 14558, Deed records of Klamath County, Oregon.
Quitclaim Deed from Loeta P. Myers to Gerald A. Bull and Gretchen A. Bull, dated January 2, 1984, recorded August 7, 1989, in Volume M89 page 14558, Deed records of Klamath County, Oregon.

5. Contract of Sale, including the terms and provisions thereof by and between James A. Raybould to Patrick L. Roach and Shirley A. Roach, husband and wife, dated March 1, 1977, recorded March 8, 1977, in Volume M77 page 3923, Deed records of Klamath County, Oregon.

By Assignment of Contract, dated December 14, 1989, recorded May 16, 1990, in Volume M90 page 9346, Deed records of Klamath County, Oregon, James A. Raybould assigned the vendors interest to David P. Frase, as to an undivided 1/5 interest; Gail L. Lonnberg, as to an undivided 2/5 interest; Helen A. Spencer, as to an undivided 1/5 interest; Bessie M. Drumm, guardian of Christi Lynn Drumm, a minor and Bessie M. Drumm, Guardian of Jennifer L. Drumm, a minor and Barbara Brower, as to an undivided 1/5 interest.

6. Contract of Sale, including the terms and provisions thereof, by and between Patrick L. Roach and Shirley A. Roach, husband and wife, seller and Kathleen Bryson and Laurie Jensen, buyers, dated May 7, 1978, recorded May 31, 1978, in Volume M78 page 11559, Deed records of Klamath County, Oregon.

Quitclaim Deed from Laurie Jensen to Kathleen Bryson, recorded November 29, 1982, in Volume M82 page 15763, Deed records of Klamath County, Oregon.

Assignment of Contract from Patrick L. Roach and Shirley A. Roach to Bruce E. Brink, as disclosed by Case No. 84-564CV, records of Klamath County, Oregon.

7. Contract of Sale, including the terms and provisions thereof, by and between Kathleen Bryson, seller and Darrell D. DeLashmutt and Arlene S. DeLashmutt, husband and wife, purchasers as disclosed by Memorandum of Contract of Sale, dated August 11, 1989, recorded August 16, 1989, in Volume M89 page 15178, Deed records of Klamath County, Oregon.

8. Klamath County Title Company nor First American Title will not insure any right of access to and from the herein described premises.

9. Matters not disclosed by the examination of the public record.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Gray, Fancher, Holmes et al the 5th day
of Feb. A.D., 19 91 at 12:22 o'clock P. M., and duly recorded in Vol. M91
of Deeds on Page 2244.

FEE \$38.00

Evelyn Biehn - County Clerk

By Pauline Mullendar