

BARGAIN AND SALE DEED

GORDON GENE CULVER, and SHARON D. CULVER, husband and wife, (Grantors) do grant, sell, release and transfer to GORDON GENE CULVER and SHARON D. CULVER, Trustees of the CULVER FAMILY TRUST u.a.d. January 25, 1991, 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 estates GORDON GENE CULVER and SHARON D. CULVER 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 FEE 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. Gordon Gene Culver, 7820 Reeder Road, Klamath Falls, Oregon 97603.

DATED this 25th day of January, 1991.

Gordon Gene Culver
GORDON GENE CULVER

Sharon D. Culver
SHARON D. CULVER

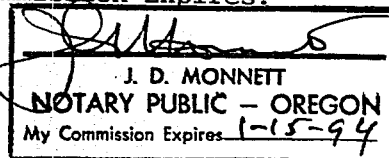
STATE OF OREGON)

County of Klamath)

)ss.

On January 25, 1991 personally appeared GORDON GENE CULVER, and SHARON D. CULVER, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Notary Public for Oregon
My Commission Expires:



91 FEB 7 AM 11 27

A parcel of land situated in the South one-half of the Southeast one-quarter of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the centerline of the A-7 a lateral and the South line of said Section 19, from which the Southeast corner of said Section 19 bears North 89° 44' 51" East 1314.35 feet; thence from said point of beginning South 89° 44' 51" West along the South line of said Section 19, 1245.55 feet to a $\frac{1}{4}$ " iron pin which is located 115.00 feet East, measured at right angles from the centerline of The U.S.B.R. "C" Canal, South Branch; thence North 14° 19' 00" East parallel to and 115.00 feet Easterly, measured at right angles, to the centerline of said "C" Canal 1002.73 feet to a $\frac{1}{4}$ " iron pin; thence North 87° 15' 00" East 722.76 feet to a $\frac{1}{4}$ " iron pin; thence South 00° 06' 00" West 742.64 feet to a $\frac{1}{4}$ " iron pin witness corner; thence continuing South 00° 06' 00" West 12.91 feet to the centerline of the A-7a lateral; thence Southeasterly along the centerline of said A-7a lateral the following five bearings and distances: South 61° 25' 00" East 163.21 feet, South 55° 59' 00" East 48.26 feet, South 39° 02' 00" East 27.03 feet, South 28° 22' 00" East 98.88 feet, South 42° 42' 00" East 43.73 feet to the point of beginning.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath irrigation District.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. By an instrument recorded in Book 42 at page 572, page 639, there was an acceptance of the terms and conditions of the Reclamation Extension Act.

4. Rights of the public in and to any portion of the above described property lying within the boundaries of roads or highways.

5. As disclosed by the assessments and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 7th day
of Feb. A.D. 19 91 at 11:27 o'clock A M. and duly recorded in Vol. M91
of Deeds on Page 2328

FEE \$33.00

Return: Gordon G. Culver

7820 Reeder Rd., Klamath Falls, Or. 97603

Evelyn Biehn County Clerk

By Pauline Mullender