

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **MARSHELLIA RANCH**, an Oregon general partnership, hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **LEWIS JAMES LUTTRELL and CHARLOTTE M. DOWNS**, Trustees of that certain trust agreement dated April 9, 1990, hereinafter called the grantee, unto grantee's heirs, successors and assigns all of that certain real property, with the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and by reference incorporated herein.

To Have and Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ - 0 -

In construing this deed and where the context so requires, the singular includes the plural and the 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 18 day of APRIL, 1990.

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.

MARSHELLIA RANCH

By [Signature]

R. N. BELCHER, Partner

STATE OF OREGON

County of Klamath

} ss.

On this 18th day of April, 1990, personally appeared before me the above named R. N. BELCHER, a partner of Marshellia Ranch, an Oregon general partnership, and acknowledged the foregoing instrument to be its voluntary act and deed.



[Signature]
Notary Public for Oregon
My Commission expires: 11-1-91

Marshellia Ranch
815 Washburn Way
Klamath Falls, OR 97603

Grantor's Name and Address
Lewis James Luttrell and Charlotte M. Downs

Grantee's Name and Address

After recording return to:
Richard N. Belcher
815 Washburn Way
Klamath Falls, OR 97603

Mail tax statements to:

91 FEB 25 AM 11 52

EXHIBIT "A"

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

Beginning at an iron pin on the section line which lies 1254.57 feet North 0°43' West along the section line from the iron pin which marks the quarter section corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence South 45° 09½' East a distance of 366.7 feet to an iron pin which lies on the Northerly right-of way line of the Weed-Klamath Falls Highway, 30 feet Northwesterly at right angles from the center of the Highway; thence North 44°50½' East along the Northerly right-of-way line of the Weed-Klamath Falls Highway a distance of 140 feet to an iron pin; thence North 45°09½' West a distance of 330 feet to a point; thence South 44°50½' West 20 feet to a point; thence North 45°09½' West a distance of 159.36 feet to an iron pin which lies on the section line; thence South 0°43' East along the section line a distance of 171.38 feet more or less to the point of beginning, being a portion of the NW¼ of Section 8 Township 39 South, Range 9 E.W.M.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jim Luttrell the 25th day
of Feb. A.D., 19 91 at 11:52 o'clock A.M., and duly recorded in Vol. M91,
of Deeds on Page 3356.

FEE \$33.00

Evelyn Biehn County Clerk

By Douglas Mueller