

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS that, MARIAN R. SCHLUCHTER, hereinafter called GRANTOR, for the consideration hereafter stated,

does hereby grant, bargain, sell and convey unto GINNY R. TAYLOR, TRUSTEE, MARIAN R. SCHLUCHTER TRUST, 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:

PARCEL 1: Beginning at the quarter corner common to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°30' West along Section line 165.66 feet, more or less, to the center line of Lewis Lane (now known as Autumn Street); thence East along center line of Lewis Lane 514.50 feet, more or less, thence North parallel to said section line 580.14 feet; thence West parallel to the center line of Lewis Lane 514.50 feet, more or less; thence South along section line 414.48 feet to the point of beginning.

PARCEL 2: Beginning at an iron pin which lies South 0°06' West along the section line a distance of 155.7 feet and north 89°17' East along the center line of Lewis Lane a distance of 527.48 feet and North 0°10' West a distance of 580.14 feet from the iron axle which marks the quarter section corner common to Sections 5 and 6, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence North 89°17' East parallel to the center line of Lewis Lane a distance of 375.87 feet to an iron pin which marks the Northwest corner of the Seim property described in Volume 59 page 597, Deed records of Klamath County, Oregon; thence North 0°10' West a distance of 61.3 feet to an iron pin on the South line of the Kirkpatrick property described in Volume 77, page 464, Deed records of Klamath County, Oregon; thence South 89°55' West along the South line of the Kirkpatrick property a distance of 375.85 feet to an iron pin; thence South 0°10' East a distance of 65.6 feet, more or less, to the point of beginning.

PARCEL 3: Beginning at an iron pin on the North right of way line of Lewis Lane which lies South 0°06' West along the section line a distance of 155.7 feet and North 89°17' East along the center line of Lewis Lane a distance of 527.48 feet and North 0°10' West a distance 30 feet from the iron axle which marks the quarter section corner common to Sections 5 and 6, Township 39 South, Range 9 East of the

Willamette Meridian, Klamath County, Oregon, and running thence North 89°17' East along the Northerly right of way line of Lewis Lane a distance of 20 feet to a point; thence North 0°10' West a distance of 213.1 feet to a point; thence North 89°17' East a distance of 355.87 feet to an iron pin which lies on the Westerly line of that certain piece of property known as the Seim property described in Volume 59 page 597, Deed records of Klamath County, Oregon; thence North 0°10' West along the West line of the Seim property a distance of 337.04 feet to an iron pin thence South 89°17' West, parallel to the center line of Lewis Lane a distance of 375.87 feet to an iron pin; thence South 0°10' East a distance of 550.14 feet, more or less, to the point of beginning.

SUBJECT TO that certain easement to the United States of America dated April 19, 1952, recorded April 23, 1952, in Volume 254 at page 286 of the Deed records of Klamath County, Oregon.

SUBJECT TO the rights of the public in and to Lewis Lane (Autumn Street) and any other reservations, restrictions, easements and rights of way of record and encroachments, easement and rights of way apparent on the land.

To Have and to 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 none.

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 12 day of April, 1991.

MARIAN R. SCHLUCHTER

By: Ginny R. Taylor, Attorney in Fact for Marian R. Schluchter
Ginny R. Taylor, Attorney in Fact for Marian R. Schluchter

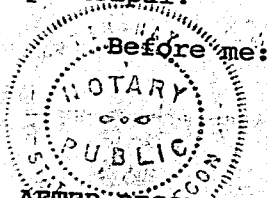
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

7097

STATE OF OREGON

County of Mult } ss.

Personally appeared GINNY R. TAYLOR before me on this 12 day of April, 1991, who, being duly sworn, did say that GINNY R. TAYLOR is the attorney in fact for MARIAN R. SCHLUCHTER and that GINNY R. TAYLOR executed the foregoing instrument by authority of and in behalf of said principal; and GINNY R. TAYLOR acknowledged said instrument to be the act and deed of said principal.



Tim Nay
Notary Public for Oregon
My Commission Expires: 5-2-93

AFTER RECORDING RETURN TO:
Tim Nay, Attorney at Law
6720 S.W. Macadam Avenue, Suite 200
Portland, OR 97219

SEND TAX STATEMENTS TO:
NO CHANGE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Tim Nay
of April A.D., 19 91 at 11:54 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 7095.

FEE \$38.00

Evelyn Biehn - County Clerk
By Prudence Muelendore