

BARGAIN AND SALE DEED

WILLIAM O'KEEFFE, and MARY E. O'KEEFFE, husband and wife, (Grantors) do grant, sell, release and transfer to WILLIAM J. O'KEEFFE and MARY E. O'KEEFFE, Trustees of the O'KEEFFE FAMILY TRUST u.a.d. January 30, 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 WILLIAM J. O'KEEFFE and MARY E. O'KEEFFE 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: As currently on file.

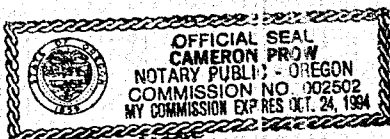
DATED this 30th day of August, 1991.

William J. O'Keefe
WILLIAM J. O'KEEFFE

Mary E. O'Keefe
MARY E. O'KEEFFE

STATE OF OREGON)
County of Deschutes) ss.
County of Klamath)

On August 30, 1991 personally appeared WILLIAM J. O'KEEFFE and MARY E. O'KEEFFE, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:



Cameron Prosser
Notary Public for Oregon
My Commission Expires: 10-24-94

Lot 1 and the East 3 rods of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and all of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ EXCEPT for the following described parcel: Beginning at the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence, West 4 rods; thence South 3 rods; thence East 4 rods; thence, North 3 rods, to the point of beginning.

Lot 2 and the North 617 feet of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and of Lot 3; and that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northeasterly to the Klamath Falls-Merrill Highway.

All in Section 34, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, Subject to: Railroad Right of Way and Right of Way of the Klamath Falls-Merrill Highway running across said SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin Jr. the 27th day
of Sept. A.D., 9 91 at 12:18 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 19678.
Evelyn Biehn County Clerk
By Pauline Mullendore

FEE \$33.00

Return: Wm. J. O'Keefe
19885 Hwy 39
Klamath Falls, Or. 97603