

44063

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That E. W. MIGNOT, aka ERNEST WILLIAM MIGNOT, and DOROTHY P. MIGNOT, aka D. P. MIGNOT, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto E. W. MIGNOT and DOROTHY P. MIGNOT, Trustees of THE MIGNOT 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 I - (75.00 acres located in Chemult, Oregon, account #R-168080, TL 4300)

All the real property situated in the County of Klamath, State of Oregon, more particularly described as follows: The West one-half of the Northwest quarter (W 1/2 of NW 1/4) of Section 28, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM all that portion that lies within State Highway 97.

PARCEL II - (8.00 acres in Chemult, Oregon, account #R-168892, TL 1700)

A parcel of land situated in the SW-1/4 of the SW-1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Southwest corner of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 800 feet along the Section line; thence East 435 feet; thence South 800 feet to the Section line; thence West 435 feet along the Section line to the point of beginning. Tax Account No.: 2708-21CC-1700.

SUBJECT TO all easements, right-of-ways, and encumbrances of public record.

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

The actual consideration for this transfer consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural.

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.

NOTE TO ASSESSOR: THIS IS A CONVEYANCE TO A TRUSTEE PURSUANT TO A REVOCABLE TRUST AGREEMENT. GRANTOR HAS RESERVED FULL POWER TO REVOKE OR AMEND THE TRUST AND NO CHANGE SHOULD BE MADE IN ANY SPECIAL TAX TREATMENT AS THE GRANTOR HAS RETAINED THE FULL BENEFICIAL INTEREST IN THE PROPERTY DESCRIBED.

IN WITNESS WHEREOF, the grantor has executed this instrument this 20 day of April, 1992.

E. W. Mignot
E. W. MIGNOT, aka ERNEST WILLIAM MIGNOT

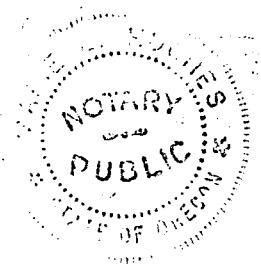
Dorothy P. Mignot D. P. Mignot
DOROTHY P. MIGNOT, aka D. P. MIGNOT

8971

STATE OF OREGON)
) ss.
County of Josephine)

On this 20 day of April, 1992, personally appeared the above named E. W. Mignot, aka Ernest William Mignot, and Dorothy P. Mignot, aka D. P. Mignot, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Maice L. Hughes
Notary Public for Oregon
My Commission Expires: 3-17-93

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: same as record

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Return: Brown, Hughes, Bird, Lane
P.O. Box 1249
Grants Pass, Or. 97526

Brown, Hughes, et al
on this 27th day of April A.D., 19 92
at 12:33 o'clock P.M. and duly recorded
in Vol. M92 of Deeds Page 8970
Evelyn Biehn County Clerk
By Pauline Nielsen Deputy.

Fee, \$35.00