

BARGAIN & SALE DEED


WILLIAM D. MCCABE and LINDA J. MCCABE, Husband and Wife, hereinafter called Grantor, conveys an undivided one-half (1/2) interest as a tenant in common to WILLIAM D. MCCABE and LINDA J. MCCABE as Trustee of the William D. McCabe Trust, executed the 2 day of May, 1992, and an undivided one-half (1/2) interest as a tenant in common to LINDA J. MCCABE and WILLIAM D. MCCABE as Trustee of the Linda J. McCabe Trust, executed the 2 day of May, 1992, Grantees, the following described real property situated in Klamath County, State of Oregon:

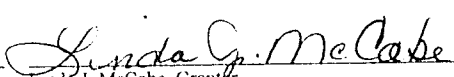
For description see Exhibit "A" attached hereto and by reference made a part hereof.

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

"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."

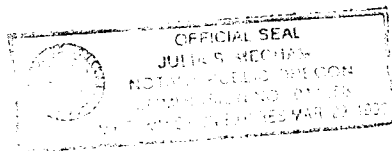
IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 2 day of May, 1992.



William D. McCabe, Grantor


Linda J. McCabe, Grantor

STATE OF OREGON)
) ss
County of Klamath)

Personally appeared before me this 2 day of May, 1992, the above-named and identified William D. McCabe and Linda J. McCabe, and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon
My Commission Expires: 5/23/95

Until a change is requested,
send tax statements to:

No Change

After recording, return to:
William D. McCabe
819 Pacific Terrace
Klamath Falls, OR 97601

EXHIBIT A

The West half of the Northwest quarter of Section 16 Township 39 South of Range 10 East of the Willamette Meridian, saving and excepting therefrom that portion of the Southwest quarter of the Northwest quarter lying Southerly of the O.C.&E. Railroad, and also saving and excepting therefrom that portion of the NW1/4 lying Northerly of the Klamath Falls-Lakeview Highway.

The SE1/4 NW1/4 and all that portion of the NE1/4 NW1/4 lying Southerly of the Klamath Falls-Lakeview highway and all that portion of the NE1/4 SW1/4 lying Northerly of the O.C.&E. Railroad, all in Section 16 Township 39 South of Range 10 East of the Willamette Meridian.

Also beginning at the Northeast corner of the NW1/4 SW1/4 of Section 16 thence Southerly to the Northerly line of the right-of-way of the Oregon, California & Eastern Railway (sometimes referred to as Klamath Falls Municipal Railway) thence Northwesterly along said right-of-way to the intersection with the South line of the SW1/4 NW1/4 of said Section 16; thence Easterly along the North line of the said NW1/4 SW1/4 to the place of beginning, and being that portion of the said NW1/4 SW1/4 lying Northerly of said Railway right-of-way.

Also a piece or parcel of land in the SW1/4 SW1/4 of Section 9 Township 39 South, Range 10 East of the Willamette Meridian, more fully described as follows: Beginning at the section corner common to Sections 8, 9, 16 and 17 of the said Township and Range; and running thence North 0° 40' East along the section line between the said Sections 8 and 9, 240 feet, more or less, to the Southwesterly boundary of the right of way of the present Klamath Falls-Lakeview Highway; thence Southeasterly along the said boundary 425 feet, more or less, to its intersection with the section line between the said Sections 9 and 16; thence North 89° 33' West, along the last mentioned section line 357 feet, more or less, to the said point of beginning.

Saving and excepting therefrom that portion conveyed for railroad purposes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. D. McCabe the 11th day
of May A.D., 19 92 at 2:40 o'clock P. M., and duly recorded in Vol. 892
of Deeds on Page 10195

Evelyn Biehn County Clerk

By [Signature]

FEE \$35.00

Bargain and Sale Deed