

-BARGAIN AND SALE DEED-

WALTER N. RITTER aka WALTER NORMAN RITTER, and MARGERY K. RITTER, husband and wife, as Grantors, convey to RITTER RANCH, a Partnership, as Grantee, the following described real property situate in Klamath County, Oregon, to-wit:

Parcel 1. Lot 2 of Section 6, Township 38 South, Range 11 East of the Willamette Meridian.

Parcel 2. A Tract of Land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows: Beginning at a 5/8 inch iron pin marking the East quarter corner of said section 6, thence S42°22'55"W a distance of 840.26 feet to a 1/2 inch iron pin and the true point of beginning of this description; thence S69°30'20"W a distance of 423.02 feet to a 1/2 inch iron pin; thence S09°19'40"E a distance of 561.50 feet, more or less, to the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 6, thence Easterly along said South line a distance of 300.00 feet, more or less, to a point that is 566.75 feet Westerly from the Southeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6; thence N00°25'35"E a distance of 704.12 feet, more or less, to the point of beginning; with bearings based on Survey No. 1165 as recorded in the office of the Klamath County Surveyor.

Parcel 3. A Tract of Land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5 and the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows: Beginning at a point from which the Northwest corner of said Section 8 bears S77°50'31"W a distance of 1486.15 feet; thence N56°50'40"E a distance of 60 feet; thence S86°14'55"E a distance of 250.68 feet; thence S40°53'59"E a distance of 448.75 feet; thence S01°43'39"E a distance of 935.16 feet; thence West a distance of 792.22 feet; thence N01°31'46"W a distance of 103.00 feet; thence N01°52'19"W a distance of 383.82 feet; thence N18°04'00"E a distance of 468.59 feet; thence N03°24'46"W a distance of 178.59 feet; thence N18°55'02"E a distance of 155.58 feet to the point of beginning, containing 20.00 acres, with bearings based on Survey No. 920 as recorded in the office of the Klamath County Surveyor; TOGETHER WITH a 60 foot wide easement for ingress and egress described as follows: Beginning at a point from which the Northwest corner of Section 8 bears S77°50'31"W a distance of 1486.15 feet; thence N56°50'40"E a distance of 60.00 feet; thence N33°09'20"W a distance of 611.42 feet to the Southerly right of way line of State Highway No. 140; thence S51°50'40"W along said right of way a distance of 60.23 feet; thence S33°09'20"E a distance of 606.17 feet to the point of beginning.

RESERVING to the Grantor a life estate for the life of the survivor of the Grantor.

The true and actual consideration for this transfer is trade of other property.

12135

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 use.

Until a change is requested, all tax statements shall be mailed to Grantee at 293 Nod Road, Ridgefield CT 06877.

DATED this 3 day of JUNE, 1992.

Walter N. Ritter

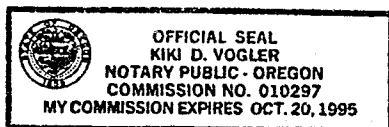
Margery K. Ritter

STATE OF OREGON)

County of Klamath)

ss. June 3, 1992.

Personally appeared the above-named WALTER N. RITTER, aka WALTER NORMAN RITTER, and MARGERY K. RITTER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Kiki D. Vogler

Notary Public for Oregon

My Commission expires: Oct. 20, 1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 4th day of June A.D., 19 92 at 3:38 o'clock P.M., and duly recorded in Vol. M92 of Deeds on Page 12134.

FEE \$35.00

Evelyn Biehn - County Clerk

By Deborah M. Murrell

Ret.
BRANDSNESS & BRANDSNESS, P.C.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601