

47866

* * * B A R G A I N A N D S A L E D E E D * * *

I, GEORGE E. WENTWORTH, an estate in fee simple (Grantor), do grant, release, sell and transfer to GEORGE E. WENTWORTH, Trustee of the GEORGE E. WENTWORTH LIVING TRUST, u.d.d JULY 20, 1992 (Grantee), all right, title and interest in and to the real property located in KLAMATH COUNTY, OREGON, described as follows:

(SEE ATTACHED LEGAL DESCRIPTION)

SUBJECT TO all covenants, conditions, restrictions and rights-of-way of record.

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estate of GEORGE E. WENTWORTH for improved administration of the 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.

After recording, return to Mr. George E. Wentworth, 20720 Keno-Worden Road, Klamath Falls, Oregon 97603. All Tax Statements shall be sent to same.

Dated: July 20, 1992

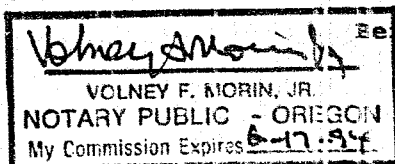
 GEORGE E. WENTWORTH

STATE OF OREGON)

) ss.

County of KLAMATH)

On the 20th day of JULY, 1992, personally appeared GEORGE E. WENTWORTH, who, being duly sworn, acknowledged the foregoing instrument to be his voluntary act and deed.

Before me signed: Volney Morin

BARGAIN AND SALE DEED - Page 2 LEGAL DESCRIPTION

PARCEL 1:

The W 1/2 W 1/2 NW 1/4 SW 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

THE E 1/2 E 1/2 NE 1/4 SE 1/4 of Section 32, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

2. Subject to rules and regulations of Fire Patrol District.

3. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.

4. Easement, including the terms and provisions thereof:

For: Transmission line
Granted to: The Pacific Telephone and Telegraph Company, a
 California Corporation
Recorded: December 15, 1936
Book: 113
Page: 376

5. Easement, including the terms and provisions thereof:

For: Transmission and distribution of electricity
Granted to: The California Oregon Power Company, a Corporation
Dated: May 10, 1951
Recorded: June 12, 1951
Book: 247
Page: 686

6. Easement Agreement, including the terms and provisions thereof:

For: Access road easements
Between: Tulina Farms and T. A. Thomas
Dated: July 12, 1976
Recorded: August 31, 1976
Book: M-73
Page: 13606

BARGAIN AND SALE DEED - Page 3

LEGAL DESCRIPTION (Continued)

7. Easement, including the terms and provisions thereof:

For: Electric transmission line along the South line
of the property herein described in Section 32
Granted to: Pacific Power & Light Company, a corporation
Dated: June 17, 1977
Recorded: July 8, 1977
Book: M-77
Page: 12108

8. Easement, including the terms and provisions thereof:

For: Electric transmission line along the South
line of the herein described property
Granted to: Pacific Power & Light Company, a corporation
Dated: July 12, 1977
Recorded: August 10, 1977
Book: M-77
Page: 14478

10. Easement, including the terms and provisions thereof:

For: Right of way for electric transmission and
distribution line
Granted to: Pacific Power & Light Company
Dated: July 13, 1979
Recorded: September 19, 1979
Book: M-79
Page: 22271

(FOR RECORDING USE)

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Volney Morin Jr.

on this 22nd day of July A.D. 19 92
at 10:14 o'clock A. M. and duly recorded
in Vol. M92 of Deeds Page 16167

Evelyn Biehn County Clerk

By Rudene S. Mulenders

Deputy.

Fee, \$40.00