

BARGAIN AND SALE DEED

MTC 1396-6027

TRUST KNOW ALL MEN BY THESE PRESENTS, That TRUSTEES OF THE GOOSE BAY FAMILY hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Talon Land Corporation, an Oregon Corporation, 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:

PLEASE SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ TITLE. "However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration (indicate which)." (The sentence between the symbols ("), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of Aug, 1992 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Trustees of the Goose Bay Family Trust

By- John W Morse Trustee
By- William C Morse Trustee

STATE OF OREGON, County of Klamath, ss.This instrument was acknowledged before me on Aug 19, 1992

by _____

This instrument was acknowledged before me on Aug 19, 1992 by John W Morse and William C Morse ofTrustees of the Goose Bay Family TrustRichard Stille
Notary Public for OregonMy commission expires 7/13/93

Goose Bay Family Trust
26800 Modoc Point Road
Chiloquin, OR 97624
Grantor's Name and Address

Talon Land Corporation
26800 Modoc Point Road
Chiloquin, OR 97624
Grantee's Name and Address

Until requested otherwise, send all tax statements to (Name, Address, ZIP):

Talon Land Corporation
26800 Modoc Point Road
Chiloquin, OR 97624

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/title/instrument/microfilm/reception No. _____ Record of Deeds of said County.
Witness my hand and seal of County affixed.

Name _____ Title _____
By: _____ Deputy

**TALON LAND
LEGAL DESCRIPTION**

18900

Lots 4 and 5, Section 16, S1/2 of Lot 29, S1/2 S1/2 N1/2 of Lot 29 and S1/2 S1/2 N1/2 S1/2 N1/2 of Lot 29, Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Lot 21, Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Lot 28, the N1/2 N1/2 of Lot 29; the N1/2 N1/2 S1/2 N1/2 of Lot 29 and the N1/2 S1/2 N1/2 S1/2 N1/2 of Lot 29 in Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Lots 4, 5, 11, 12, 13 and 14 in Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, less the following described portion of said Lot 4, to wit:

Commencing at the Northeast corner of said Lot 4 and running thence South along the Easterly line thereof a distance of 320 feet to a point; thence Westerly parallel with the North line of said Lot 1320 feet to the West line of said Lot; thence Northerly 320 feet to the Northwest corner of said Lot; thence East along the Northerly line of said Lot to the point of beginning.

Lot 18, Section 9, Township 36 South, Range 7 East of the Willamette Meridian, EXCEPTING THEREFROM, the Easterly 1/2 of Lot 18 and that portion lying Westerly of Highway 427 (Old California Dalles Highway)

All that certain real property situate, lying and being in the County of Klamath, State of Oregon, more particularly described as follows:

In Township 35 South, Range 7 East of the Willamette Meridian:

In Section 30: Lot 19

In Section 31: Lots 12, 16, 18, 19, lying Southerly and Easterly of the Williamson River, and all of Lots 22, 23, 24, 25, 26, 27, 30, 31, 32, 33, 34, 35, 36, 37 and portion of Lots 11, 20, 21, 28, 29 and 38 in Section 31, more particularly described as follows: Beginning at the stone monument marking the section corner common to Sections 31 and 32, Township 35 South, Range 7 East of the Willamette Meridian and to Sections 5 and 6, Township 36 South, Range 7 East of the Willamette Meridian; thence South 89 degrees 55 3/4' West along the section line common to said Sections 31 and 6, 425.0 feet to a point; thence North 0 degrees 25' West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the true point of beginning of this description; thence South 89 degrees 55 3/4' West along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Lot 38 of said Section 31; thence North 0 degrees 55 3/4' West 1271.7 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE1/16 corner of said Section 31); thence North 0 degrees 25' West 1316.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East 1/16 corner on the East-West centerline of said Section 31); thence North 0 degrees 19 3/4' West 1263.3 feet to an iron pin on the Westerly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North 0 degrees 19 3/4' West 55.0 feet distant; thence South 13 degrees 14 1/2' East 3955.5 feet, more or less, to the true point of beginning.

- CONTINUED -

**TALON LAND
LEGAL DESCRIPTION**

18901

In Township 35 South, Range 7 1/2 East of the Willamette Meridian:

All of Sections 36, lying East of the Williamson River.

In Township 36 South, Range 7 1/2 East of the Willamette Meridian:

That portion of Section 1 and Fractional Sections 2, 11 and 12 lying Northeasterly and Northerly of the shore line of Klamath Lake and Easterly of the Williamson River.

The E1/2 NE1/4 SE1/4 of Section 8 and Government Lot 20 in Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 NE1/4 SE1/4 and the SE1/4 NE1/4 of Section 8, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The N1/2 NW1/4; Lot 1 and that portion of Lot 2 lying Northerly and Westerly of the present shore line of Klamath Lake of Section 8, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Lots 3, 4 and 5 and the SW1/4 NE1/4 and Lot 2, EXCEPTING THEREFROM that portion lying Westerly of the Easterly boundary of the dike on the Easterly boundary of the channel running Northerly and Southerly through said SW1/4 NE1/4 and Lot 2 of Section 8, and Lot 1 of Section 17, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

In Township 36 South, Range 7 East of the Willamette Meridian:

In Section 5 and 8 described as follows:

Beginning at a point on the West line of said Section 5 which bears South 0 degrees 21' 20" East a distance of 644.5 feet from the Northwest corner of said Section 5; thence South 33 degrees 55' 20" East a distance of 4,666.55 feet, more or less, to a point on the North-South center section line of said Section 5, which point bears North 1 degree 18' 55" East a distance of 723.9 feet from the South one-quarter corner of said Section 5; thence South 1 degree 09' 50" East a distance of 1,768.3 feet to a deep water channel situate on the NW1/4 NE1/4 of said Section 8; thence West a distance of 52.55 feet to a point on the North-South centerline of said Section 8; thence North along said centerline a distance of 1,044.2 feet, more or less, to the Quarter section corner common to said Section 5 and 8; thence West along the South line of said Section 5 to the Southwest corner thereof; thence North along the West line of said Section 5 to the point of beginning. Said parcel being all of Lots 20, 21, 28, 29, 30 and portions of Lots 4, 5, 12, 13, 14, 19, 22, 27 and 31 in Section 5, and portion of the NW1/4 NE1/4 of Section 8.

- CONTINUED -

TALON LAND LEGAL DESCRIPTION

EXCEPTING that portion of Lot 12, more particularly described as follows: A portion of Lot 12 beginning at the Northeast corner of Lot 12, said Township and Range; thence South 0 degrees 19 3/4' East 55.0 feet to an iron pin; thence North 45 degrees 18 3/4' West 77.8 feet to an iron pin; thence North 89 degrees 40 1/4' East 55.0 feet, more or less, to the point of beginning.

In Section 6: All of Section 6, SAVING AND EXCEPTING the North 30 feet of Lot 1 of Section 6, Township 36 South, Range 7 East of the Willamette Meridian, as conveyed by Tulana Farms to Klamath County by deed executed January 11, 1954, recorded January 13, 1954 in Deed Volume 265 at page 50, Deed Records of Klamath County, Oregon.

In Section 7: All of Fractional Section 7, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

A tract of land situated in Government Lot 1 of Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence East, along the North line of said Lot 1, 233 feet, more or less, to a point from which a tree bears North 25 feet, more or less and West 10 feet; thence Southerly 660 feet to a fence corner on the South line of said Lot 1; thence West 233 feet to the Southwest corner of said Lot 1; thence North 660 feet to the point of beginning.

Tax Account No: 3607 A0900 00101

Government Lots 25 and 32, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3607 A0400 02000

- END -

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of Aug. A.D. 19 92 at 9:25 o'clock A M., and duly recorded in Vol. 1892
of Deeds on Page 18899

FEE \$40.00

Evelyn Biehn, County Clerk

By Pauline Miller