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## -BARGAIN AND SALE DEED-

Larry D. Batsell and Richard R. Batsell, Grantors, convey to Karen DeVore, Trustee for Keith L. Rice, Jr. and Jean M. Rice, Grantees, the following described real property, for the purpose of relinquishing their redemption rights only, situated in the County of Klamath, State of Oregon, to-wit:

See Attached Exhibit "A"

The true and actual consideration for this transfer is none.

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: P.O. Box 583, Klamath Falls, Oregon 97601.

DATED this 10-12-92 day of August, 1992.

Larry D. Batsell  
Larry D. Batsell

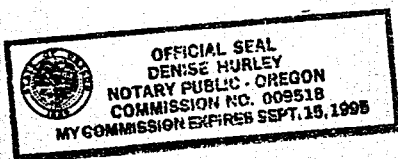
Richard R. Batsell  
Richard R. Batsell

STATE OF OREGON )  
County of Klamath )

ss. October 12, 1992.

Personally appeared the above-named Larry D. Batsell and Richard R. Batsell and acknowledged the foregoing instrument to be their voluntary act. Before me:

Denise Hurley  
Notary Public for Oregon  
My Commission expires: 9/15/95



After Recording Return To:  
BRANDSNESS & BRANDSNESS, P.C.  
411 Pine Street  
Klamath Falls, Oregon 97601

23966

## DESCRIPTION

A tract of land situated in the W<sub>2</sub> of Section 20, T 40 S, R 10 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said section 20, from which the North-west corner of said section 20, as marked by a 5/8 inch iron pin, bears Northerly 2706.79 feet; thence S 73° 12' 53" E 31.33 feet, more or less, to a 5/8 inch iron pin on the Easterly right of way line of Cheyne Road; thence continuing S 73° 12' 53" E 1917.53 feet to a 5/8 - inch iron pin on the Southwesterly right of way line of the USBR NO. 5 Drain (Henley Drain); thence N 55° 44' E 25.00 feet to the centerline of said drain; thence along the said centerline, N 34° 20' W 231.10 feet, along the arc of curve to the right (radius = 159.16 feet, central angle = 36° 10") 100.47 feet, N 01° 50' 00" E 157.42 feet to the Southeastly right of way line of the Southern Pacific Railroad; thence, along said right of way line, along the arc of a curve to the right (radius = 11,509.16 feet, central angle = 01° 22' 05") 274.81 feet to the centerline of said USBR NO. 5 (Henley) Drain as shown on the USRS, Klamath Project right of way Map, NO. 12-201-1325; thence Westerly along said centerline 1678 feet, more or less, to the West line of said section 20; thence Southerly 606.66 feet to the point of beginning, containing 21.02 acres, more or less, including the area in said Cheyne Road and said Drain. Reference recorded Survey NO. 2549, as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 13th day  
of Oct. A.D., 19 92 at 3:56 o'clock P. M., and duly recorded in Vol. M92,  
of Deeds on Page 23965.

Evelyn Biehn County Clerk

By Pauline Mueller

FEE \$35.00

EXHIBIT "A"