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BARGAIN AND SALE DEED

Interstate Production Credit Association, successor by merger to Klamath Production Credit Association, Grantor, conveys to T & V Corp., Grantee, the following described real property:

See Exhibit A attached hereto

The true and actual consideration for this conveyance is \$250,000 and other property or value given or promised.

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.

Dated this 29 day of April, 1993.

INTERSTATE PRODUCTION CREDIT ASSOCIATION

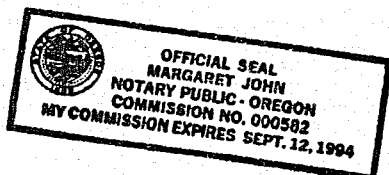
by

BRANCH MANAGER
its AUTHORIZED REPRESENTATIVE

STATE OF OREGON)

County of Klamath) ss.

The foregoing instrument was acknowledged before me this 29 day of April, 1993, by JOHN H. RAYL (name), BRANCH MANAGER (title or officer), of Interstate Production Credit Association, on its behalf.



Margaret John
Notary Public for Oregon
My commission expires: 9-12-94

AFTER RECORDING,
RETURN TO:

T & V Corp.
409 Pine St.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

T & V Corp.
409 Pine St.
Klamath Falls, OR 97601

plb/HAC/dec/ba

PARCEL 2:

5035

Township 38 South, Range 9 E.W.M.

Section 22: SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 23: W $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 36: That portion of the S $\frac{1}{2}$ lying easterly of the Second and Third Addition to Moyina Subdivisions,

EXCEPTING therefrom those parcels conveyed to El Paso Natural Gas Co. by various deeds recorded October 12, 1961, in Deed Volume 333 at page 141 and recorded December 1, 1961, in Deed Volume 334 page 150, all records of Klamath County, Oregon.

ALSO EXCEPTING: A 100.0 foot by 100.0 foot parcel of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, T. 38 S.R. 9 E.W.M. being more particularly described as follows: Beginning at a point on the Northeasterly boundary of the Third Addition to Moyina (Tract #1003), a platted portion of Klamath County, from which the "Initial Point" of said plat bears S. 42°49'59" E. 46.00 feet distant; thence N. 47°10' E. 80.0 feet to the true point of beginning; thence N. 42°50' W. 75.0 feet; thence N. 47°10' E. 100.0 feet; thence S. 42°50' E. 100.0 feet; thence S. 47°40' W. 100.0 feet; thence N. 42°50' W. 25.00 feet to the true point of beginning.

ALSO EXCEPTING: A tract of land situated in the SE $\frac{1}{4}$ of Section 36, T. 38 S.R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the South $\frac{1}{4}$ corner of said Section 36; thence N. 27°17'03" E. 1513.88 feet to a 2-inch galvanized iron pipe marking the initial point of Tract 1003-Third addition to Moyina; thence S. 16°15'45" E. 292.23 feet to a spike on the Easterly line of said Tract 1003; thence N. 38°37'25" E. 618.45 feet to a $\frac{1}{4}$ inch iron pin marking the true point of beginning of this description; thence N. 39°42'35" W. 87.48 feet; thence N. 38°37'25" E. 125.00 feet; thence S. 39°42'35" E. 148.74 feet; thence S. 38°37'25" W. 125.00 feet; thence N. 39°42'35" W. 61.26 feet to the true point of beginning.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Gordon R. Hanna

on this 6th day of May A.D. 19 93
at 9:17 o'clock A M. and duly recorded
in Vol. M93 of Deeds Page 9962

Evelyn Bihen County Clerk

By Danise M. Mulender

Deputy.

Fee. \$40.00

RECORDED
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