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BARGAIN AND SALE DEED - STATUTORY FORM
Individual Grantor

Richard C. Larson, Grantor conveys to Douglas Otto, Grantee, the following real property located in Klamath County, Oregon and described as follows to wit:

SEE EXHIBIT A ATTACHED HERETO

The true consideration for this conveyance is \$100,000.00, however the actual consideration includes other value given or promised.

DATED: May 6, 1993

Richard C. Larson
Richard C. Larson, Grantor

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.

STATE OF Colorado, County of Arapahoe) ss May 6, 1993

Personally appeared the above-named Richard C. Larson, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Jerri Leigh Whelley
NOTARY PUBLIC FOR _____ - My Commission Expires: _____

BARGAIN AND SALE DEED

My Commission Expires 03-12-93
15250 E. Mississippi
Aurora, CO 80012

Grantor's name and address

Richard C. Larson
1595 S Dearborn Street
Aurora, CO 80012

Grantee's name and address

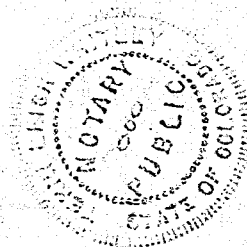
Douglas Otto
331 LaVerne
Long Beach, CA 90803

AFTER RECORDING RETURN TO:

Douglas Otto
331 LaVerne
Long Beach, CA 90803

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

Douglas Otto
331 LaVerne
Long Beach, CA 90803



3500

EXHIBIT A

A tract of land situated in the southwest one-quarter of the northeast one-quarter of Section 35, Township 34 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the East-West centerline of said Section 35 from which the East one-quarter corner of Section 35 bears N 89 04'24" E, 1980.23 feet; thence N 00 43'28" W, 717.71 feet along an existing fence line to a 5/8 inch iron rod on the high left bank of Sprague River; thence continuing N 00 43'28" W, 135 feet, more or less, to the thread of said Sprague River; thence upstream following the sinuosities of the thread of said Sprague River to a point on the East line of the southwest one-quarter of the northeast one-quarter of said Section 35; thence S 00 47'48" W, 1265 feet along said East line to a point on the East-West centerline of said Section 35; thence S 89 04'24" W, 696.59 feet to the point of beginning.

EXCEPTING THEREFROM the South 350.00 feet, and also excepting therefrom that portion of the above described parcel lying within the boundaries of the Chiloquin Ridge Road, the remaining area containing 8.3 acres, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 11th day
of May _____ A.D., 19 93 at 9:54 o'clock A. M., and duly recorded in Vol. M93
of _____ Deeds _____ on Page 10462.

Evelyn Biehn _____ County Clerk

FEE \$35.00

By Dorlene Michaud