

BARGAIN AND SALE DEED

KENNETH C. FENSTERMACHER, Grantor, conveys to KENNETH C. FENSTERMACHER and KENNETH R. FENSTERMACHER, as joint tenants, with right of survivorship, Grantee the following real property, described as follows, to-wit:

See Attached Exhibit "A"

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

Dated this 7th day of February, 1994.

Kenneth C. Fenstermacher
By Kenneth R. Fenstermacher
 KENNETH C. FENSTERMACHER
 by KENNETH R. FENSTERMACHER,
 His Attorney-In-Fact

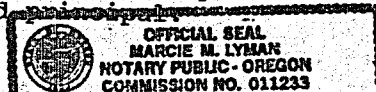
Under Power of Attorney recorded in Klamath County Deed Records at Volume N93 Page 34074.

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 OREGON)
) ss.
 COUNTY OF Klamath)

On this the 7th day of February, 1994 personally appeared KENNETH R. FENSTERMACHER, who, being duly sworn (or affirmed), did say that he is the attorney in fact for KENNETH C. FENSTERMACHER and that he executed the foregoing

instrument by authority of and in behalf of said principal;
and he acknowledged said instrument to be the act and deed of
said principal.



MY COMMISSION EXPIRES NOV. 24, 1995

Marcie M. Lyman
Notary Public for Oregon

My Commission Expires: 11-24-95

GRANTOR'S NAME AND ADDRESS:

FENSTERMACHER
1611 McCLELLAN
KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS:

KENNETH R. FENSTERMACHER
1413 PINE GROVE ROAD
KLAMATH FALLS, OREGON 97603

AFTER RECORDING RETURN TO:

KENNETH R. FENSTERMACHER
1413 PINE GROVE ROAD
KLAMATH FALLS, OREGON 97603

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

KENNETH R. FENSTERMACHER
1413 PINE GROVE ROAD
KLAMATH FALLS, OREGON 97603

EXHIBIT "A"

All of Lot 90 and the following described portion of Lot 89 in MOYINA, in the County of Klamath, State of Oregon:

Beginning at the most Westerly corner of said Lot 89; thence North 57° 30' East, along the line between said Lots 89 and 90, a distance of 125.0 feet, more or less, to the most Northerly corner of said Lot 89; thence Southeasterly along the Northeasterly boundary of said Lot 89, which boundary is marked by the arc of a curve to the right, the radius of which is 725.69 feet, a distance of 26.8 feet; thence South 59° 19' West along the radius of said curve, 125.0 feet, more or less, to the Southwesterly boundary of said Lot 89; thence Northwesterly along said Southwesterly boundary which is the arc of a curve to the left, a distance of 18.03 feet, more or less, to the point of beginning.

Subject to:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
2. An easement and right of way granted to The California Oregon Power Company, a California Corporation, by an instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Book 128 at page 267, Deed Records.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Moyina.
4. Set back provisions as delineated on the recorded plat, 30 feet from street lines and 5 feet from side lines.
5. Lien of Department of Revenue with State of Oregon for deferral of real property taxes.
6. Except reservations, restrictions, right-of-way, easements of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Molatore the 16th day
of Feb. A.D., 19 94 at 3:56 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 5231.

FEE \$40.00

Evelyn Riehn County Clerk

By Douglas Mullendore