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11-02-94P03:00 RCVD K 16651

BARGAIN AND SALE DEED

CRESCENT CREEK COMPANY, an Oregon corporation, formerly known as Crescent Creek Logging, Inc. ("Grantor"), for and in consideration of Ten and 00/100 Dollars (\$10.00) and other consideration in hand paid, bargains, sells, and conveys to James E. Harris and Mae Harris ("Grantees"), the real property in the County of Klamath, State of Oregon, legally described as:

- PARCEL 1: SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township 33 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon
- PARCEL 2: SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township 33 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

Reserving unto Grantor the right to harvest all standing merchantable timber on the Property until December 31, 1996. Grantor will be responsible for reforestation activities and will indemnify and hold grantees harmless therefrom. If, as a result of a cause or causes beyond Grantor's reasonable control, including, but not limited to, acts of God, weather conditions making performance extremely impracticable, fire, flood, labor problems, and/or governmental orders or actions, Grantor is delayed in harvesting the reserved timber, it shall recommence any excused delay in performance as soon as practicable after cessation of the event of force majeure. In the event Grantor's performance is delayed by any event of force majeure, then time for performance by Grantor to remove the reserved timber shall be extended for the number of days of delay caused by the force majeure event.

The property described above is conveyed free and clear of all liens and encumbrances suffered or incurred by Grantor other than those contained in the attached Exhibit "A".

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.

Dated this 3 day of October, 1994.

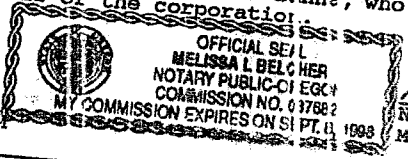
GRANTOR

CRESCENT CREEK COMPANY, an Oregon corporation

By: G. P. Hanna
G. P. Hanna, President

STATE OF OREGON)
County of Deschutes) ss

The foregoing instrument was acknowledged before me this 3 day of October, 1994, by G. P. Hanna, who is the President of Crescent Creek Company, on behalf of the corporation.



Melissa L. Belcher
Notary Public for Oregon
My commission expires: September 8, 1998

AFTER RECORDING, RETURN TO:

James E. & Mae Harris
P.O. Box 968
Mill City, Oregon 97360

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

James E. & Mae Harris
P.O. Box 968
Mill City, Oregon 97360

1. Reservations contained in Deed to Restricted Indian Land, including the terms and provisions thereof, from Azalia Curtis et al. to Chilouquin Timber Company, dated October 11, 1956, recorded February 7, 1957 in Volume 289 page 493, Deed records of Klamath County, Oregon, as follows: "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water, are hereby reserved, in trust, to the grantors, pursuant to the provisions of the Act of August 13, 1954 (63 Stat 720)."
2. Easement agreement, including the terms and provisions thereof, recorded September 24, 1973, in Volume M78 page 14822, and recorded December 30, 1975, in Volume M75 page 1629, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 2nd day
of Nov A.D. 19 94 at 3:00 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 33997
Evelyn Biehn
By Pauline M. Muckelbauer County Clerk

FEE \$35.00