

BARGAIN AND SALE DEED

FIRST INTERSTATE BANK OF OREGON, N.A., Conservator of the Estates of Luscombe Lawvor and Mary Magdalene Lawvor, GRANTOR, conveys to **LUSCOMBE LAWVOR**, Grantee, an undivided one-fourth [1/4] interest and to **MARY MAGDALENE LAWVOR**, Grantee, an undivided one-fourth [1/4] interest, as tenants in common, in the following described real property located in Klamath County, Oregon:

See Attached Exhibit A

The true consideration for this conveyance is \$ None. The purpose of this deed is to comply with those certain Orders of the Circuit Court of the State of Oregon for the County of Klamath, dated July 30, 1993 in the matters of the Conservatorships of Luscombe Lawvor (No. 59-69 G/C) and Mary M. Lawvor (No. 59-70 G/C) appointing West One Trust Company successor Conservator of said conservatorship estates.

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 16th day of November, 1993.

First Interstate Bank of Oregon, N.A.

By: Charles Rearick
Investment Officer

By: Lloyd O. Randall
Trust Officer

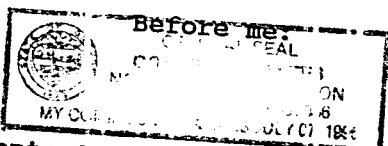
STATE OF OREGON)

County of Multnomah)

ss.

November 16, 1993

Personally appeared Charles Rearick and Lloyd O. Randall who, being duly sworn did say that they are respectively an Investment Officer and Trust Officer of **FIRST INTERSTATE BANK OF OREGON, N.A.**, the Conservator of the estates of Luscombe Lawvor and Mary M. Lawvor, and acknowledged said instrument to be its voluntary act and deed.



Carmen Cervantes
Notary Public for Oregon #007966
My commission expires: 7/7/95

Grantor's name and address:
First Interstate Bank of Oregon, N.A.
P.O. Box 1067
Medford, OR 97501

Grantee's name and address:
Luscombe and Mary Lawvor
c/o West One Trust Company
P.O. Box 2882
Portland, OR 97208

Until change is requested
send tax statements to:
Luscombe and Mary Lawvor
c/o West One Trust Co.
P.O. Box 2882
Portland, OR 97208
Attn: Richard George

After recording return to:
West One Trust Company
P.O. Box 2882
Portland, OR 97208
Attn: Richard George, Trust Officer
Key: Lawvor/parcel.3

All that portion of the SW 1/4 of the NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pipe on the North boundary of the SW 1/4 of the NW 1/4 of said Section 5, from which the iron pipe marking the Northwest corner of said SW 1/4 of NW 1/4 bears West a distance of 959.56 feet (in other words, being 959.56 feet East of the iron pipe marking the Northwest corner of said SW 1/4 of the NW 1/4); thence East, along said North boundary of the SW 1/4 of the NW 1/4, a distance of 140.0 feet to the iron pin marking the Northwest corner of that parcel conveyed by Deed Volume 317 page 390, Klamath County Deed Records; thence South 396.0 feet to an iron pipe; thence West 140.0 feet; thence North 396.0 feet, more or less, to the point of beginning. EXCEPTING THEREFROM so much of the Southernmost 22 feet thereof as was deeded to Klamath County, a political subdivision, by Document No. 5886 in Deed Records, Volume M66 page 3875, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Leason, Scarborough et al the 22nd day
of Nov A.D., 19 94 at 11:24 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 35790.
FEE \$35.00
Evelyn Biehn, County Clerk
By Quilene M. Mendenhall