

BARGAIN AND SALE DEED

Virginia Rae Thompson, Trustee for Klamath Korner Group, a joint venture, Grantor, conveys to Virginia Rae Thompson, Gary Turner, and Darci Turner, a co-partnership doing business as Klamath Korner Group, Grantees, the following described real property:

SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$-0-. However, the actual consideration consists of or other valuable consideration given or promised which is (the whole/part) of the consideration.

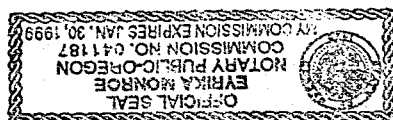
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 13 day of April, 19995.

Virginia Rae Thompson
VIRGINIA RAE THOMPSON, Trustee for
Klamath Korner Group, a joint venture

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 13 day of April, 1995, by Virginia Rae Thompson.



Erika Monroe
Notary Public for Oregon
My commission expires: 1-30-99

Virginia Rae Thompson, Trustee for
Klamath Korner Group, a joint venture,

Grantor.

Virginia Rae Thompson, Gary Turner,
and Darci Turner, a co-partnership dba
Klamath Korner Group,

Grantees.

After recording return to:
Donald R. Crane
635 Main Street
Klamath Falls, Oregon 97601

Until a change is requested all tax state-
ments shall be sent to the following address.

Gary Turner
6422 Alva Street
Klamath Falls OR 97601

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EXHIBIT "A"

A tract of land situated in the SE 1/4 NE 1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of Tract 50 ENTERPRISE TRACTS, a duly recorded subdivision, said tract of land being more particularly described as follows:

Beginning at the Northwest corner of said Tract 50; thence North 89 degrees 50' 20" East, along the North line of said Tract 50, 607.57 feet to the Westerly right of way of Washburn Way; thence South 00 degrees 04' 21" West, along said right of way, 372.64 feet to the center line of the abandoned O.C. & E. Railroad; thence North 66 degrees 51' 15" West, along said centerline, 660.25 feet to a point on the West line of said Tract 50; thence North 00 degrees 00' 15" East 111.41 feet to the point of beginning.

CODE 1 MAP 3909-4AD TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Don Crane the 17th day
of April A.D., 19 95 at 1:26 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 9586

FEE \$35.00

Bernetha G. Letsch, County Clerk

By [Signature]