

BARGAIN AND SALE DEED

(Statutory Form)

NEAL G. BUCHANAN, Grantor, conveys to MARILYN ELIZABETH FOX, ROBERTA L. SILBERNAGEL and CURTIS A. FOX, it being the intention of the parties that the Grantees herein do not take the title in common, but with the right of survivorship; that is, the fee shall rest in the survivor of the Grantees, Grantees, all of his interest in that certain real property located in the County of Klamath, State of Oregon, legally described on Exhibit A, attached hereto and by this reference incorporated herein as if fully set forth.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is whole consideration, being a "straw man transfer".

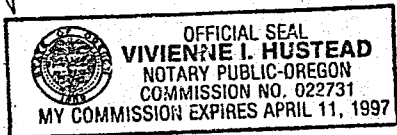
DATED this 3rd day of May, 1995.

Neal G. Buchanan
NEAL G. BUCHANAN,

Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 3rd day of May, 1995 by Neal G. Buchanan.



Vivienne I. Husted
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-11-97

GRANTORS NAME AND ADDRESS:

Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS:

Marilyn Elizabeth Fox, Roberta L.
Silbernagel and Curtis A. Fox

AFTER RECORDING, RETURN TO:

Neal G. Buchanan
Attorney at Law
601 Main Street, Ste. 215
Klamath Falls, OR 97601
Until a Change is Requested,
Send Tax Statement To:
Marilyn Elizabeth Fox, Roberta L.
Silbernagel and Curtis A. Fox
P.O. Box 371
Bonanza, OR 97623

STATE OF _____) ss.

County of _____)

I certify that the within instrument was received for record on the _____ day of _____, 199____, at _____ o'clock _____ M., and recorded in Book _____ on Page _____ or as File/ Reel Number _____, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Recording Officer
By: _____

Deputy

EXHIBIT "A"

A portion of the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which is North 89 degrees 41' West 663 feet from the Southeast corner of said NE1/4 NW 1/4, said point of beginning being the tract of land conveyed to M. T. Michael and Willette W. Michael by Deed recorded in Volume 259, page 150 of Klamath County, Oregon Deed Records; thence North 89 degrees 41' West along the South line of said NE1/4 NW1/4 a distance of 100 feet; thence North and parallel to the West line of said tract conveyed to said Michaels by Deed recorded in Volume 259 at page 150 to the center line of the Horsefly Irrigation District Ditch; thence Northeasterly along the centerline of said ditch to the Easterly line of said tract conveyed to Michaels by said deed above described; thence South along the said Easterly line of said tract conveyed to said Michaels by deed above described to the point of beginning, the tract herein conveyed being the Easterly 100 feet of said tract conveyed to said Michaels by deed above described.

Subject to the following

- a. Right of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- b. The herein described premises are within land subject to the statutory powers, including the power of assessment, of Horsefly Irrigation District.
- c. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: October 26, 1939
 Recorded: November 22, 1939
 Volume: 125, Page 464, Deed Records of Klamath County, Oregon
 In Favor of: Pacific Telephone and Telegraph

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Neal Buchanan the 4th day
 of May A.D., 19 95 at 1:23 o'clock P M., and duly recorded in Vol. M95,
 of Deeds on Page 11607.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Lupita Muley