

BARGAIN AND SALE DEED

Thomas E. Carland and Lelia M. Carland, husband and wife, grantors, convey to D. J. Flynn and Breda L. Flynn, Grantees, the real property described in Exhibit "A" (which is attached hereto and by this reference incorporated herein).

The true consideration for this conveyance is the dismissal by grantees of their suit to quiet title.

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 10 day of May, 1995.

Thomas E. Carland
THOMAS E. CARLAND

Lelia M. Carland
LELIA M. CARLAND

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on May 10, 1995, by Thomas E. Carland and Lelia M. Carland.

Diane Loney
Notary Public for Oregon
My commission expires: 3-27-99

Thomas E. Carland and
Lelia M. Carland,
husband and wife,
Grantors

D. Jack Flynn and
Breda L. Flynn,
Grantees

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

Until a change is requested all tax statements
shall be sent to the following address:

D. Jack Flynn
Breda L. Flynn
P.O. Box 27
Plush, OR 97637



EXHIBIT "A"
LEGAL DESCRIPTION

12316

PARCEL 1

Parcel I of Partition Plat #25-91, filed December 9, 1992 in the County Clerks Office.
Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 26: S1/2 SW1/4 SE1/4, S1/2 N1/2 SW1/4 SE1/4, SE1/4 SE1/4

Section 35: S1/2 SW1/4 NE1/4, E1/2 NE1/4

Section 36: W1/2 NW1/4

ALSO, beginning at the Northeast corner of the SW1/4 of Section 35, thence South 0 degrees 14' 54" East along the East line of said SW1/4 a distance of 1322.26 feet to the Southeast corner of the N1/2 of said SW1/4; thence North 89 degrees 10' 47" West along the South line of said N1/2 SW1/4 a distance of 2591.39 feet to the Southwest corner of said N1/2 SW1/4; thence South 0 degrees 20' 53" West along the West line of said Section 35 a distance of 1311.70 feet to the Southwest corner of said Section 35, thence Westerly along the South line of Section 34 a distance of 1320 feet, more or less, to the Southwest corner of the SE1/4 SE1/4 of said Section 34, thence Northerly along the West line of E1/2 E1/2 of said Section 34 a distance of 1363.68 feet, thence South 86 degrees 25' 43" East along an existing fence a distance of 469.67 feet, thence North 6 degrees 31' 39" East along an existing fence a distance of 263.53 feet, thence South 86 degrees 02' 49" East along an existing fence a distance of 397.07 feet, thence North 8 degrees 28' 22" East along an existing fence a distance of 687.88 feet, thence North 81 degrees 59' 17" East along an existing fence a distance of 819.97 feet, thence North 18 degrees 28' 49" East along an existing fence a distance of 1401.72 feet, thence North 74 degrees 24' 42" East along an existing fence a distance of 835.67 feet to the North line of the S1/2 NW1/4 of Section 35, thence South 89 degrees 24' 09" East along said North line of the S1/2 NW1/4 a distance of 833.62 feet to the Northeast corner of said S1/2 NW1/4, thence South 0 degrees 14' 54" East along the East line of said S1/2 NW1/4 a distance of 1311.48 feet to the point of beginning.

PARCEL 2

Parcel II of Partition Plat #25-91, filed December 9, 1992 in the County Clerks Office.
Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 35: N1/2 NW1/4 EXCEPTING the Westerly 20 feet therefrom, NW1/4 NE1/4, N1/2 SW1/4 NE1/4

ALSO, beginning at the Northeast corner of the SE1/4 NE1/4 of Section 34, thence Westerly along the North line of said SE1/4 NE1/4 a distance of 1320 feet, more or less, to the Northwest corner of said SE1/4 NE1/4, thence Southerly along the West line of the E1/2 E1/2 of said Section 35 a distance of 2563.62 feet, more or less, thence South 86 degrees 25' 43" East along an existing fence a distance of 469.67 feet, thence North 6 degrees 31' 39" East along an existing fence a distance of 263.53 feet, thence South 86 degrees 02' 49" East along an existing fence a distance of 397.07 feet, thence North 8 degrees 28' 22" East along an existing fence a distance of 687.88 feet, thence North 81 degrees 59' 17" East along an existing fence a distance of 819.97 feet, thence North 18 degrees 28' 49" East along an existing fence a distance of 1401.72 feet, thence North 74 degrees 24' 42" East thence North 89 degrees 24' 09" West along said North line of the S1/2 NW1/4 a distance of 1730.29 feet to the point of beginning.

PARCEL 3

Parcel III of partition Plat #25-91, filed December 9, 1992 in the County Clerks Office.

Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon

Section 26: SW1/4, NW1/4 SE1/4, N1/2 N1/2 SW1/4 SE1/4

Section 34: NE1/4 NE1/4

Section 35: The Westerly 20 feet of the N1/2 NW1/4

PARCEL 4

The E1/2 SW1/4 of Section 36, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT that tract described as follows:

Beginning at the quarter corner on the South boundary of Section 36, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence North 0 degrees 05' 49" East along the center section line a distance of 1825.00 feet to a steel rod set in an existing fence line; thence North 89 degrees 54' 11" West parallel with the aforesaid South boundary a distance of 1319.00 feet to the West boundary of the E1/2 of the SW1/4 of Section 36; thence South 0 degrees 05' 49" West along said West boundary a distance of 1825.00 feet to the South boundary of the Section; thence South 89 degrees 54' 11" East 1321.00 feet along same to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Donald R. Crane, Attorney the 12th day
of May A.D., 19 95 at 9:32 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 12315.

FEE \$40.00

Bernetha G. Letsch, County Clerk
By Annette Mueller