

BARGAIN AND SALE DEED

LUIS DeBARRAICUA, Successor Trustee of the St. John Family Trust dated December 28, 1993, Grantor, conveys to EDWARD W. ST. JOHN and MERCEDES E. ST. JOHN, husband and wife, Grantees, a life estate in and to the real property described on Exhibit "A", as attached hereto, then to OVER THE HILL LIVE STEAM CLUB, INC., an Oregon nonprofit corporation.

The life estate shall continue so long as the real property is used as the primary residence of either or both of the grantees.

The true consideration for this conveyance is other property or value.

Until a change is requested, all tax statements shall be sent to the following address: Over the Hill Live Steam Club, Inc., c/o Edward St. John, 36951 S. Chiloquin Rd, Chiloquin, OR 97624.

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 7th day of NOVEMBER, 1995.

STATE OF CALIFORNIA)

County of _____)

ss

Luis DeBARRAICUA

_____, 1995.

Personally appeared the above-named Luis DeBarraicua and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
After recording return to:
KELLINGTON, KRACK, ET AL
P. O. BOX 1583
MEDFORD, OR 97501

Notary Public for California
My Commission Expires: _____

EXHIBIT "A"

PARCEL II:

A parcel of land situated in Government Lots 31 and 36 of Section 4 and Government Lots 2 and 7 of Section 9, all in Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Section Line common to said Sections 4 and 9 from which the 1 corner common to said Sections 4 and 9 bears South 89° 38' 24" West a distance of 280.00 feet; thence from said point of beginning South 949.17 feet; thence East 502.11 feet to a point on the Westerly right of way line of U.S. Highway No. 97; thence North 04° 02' 34" East along said Westerly right of way line 2273 feet, more or less, to a point on the North line of said Government Lot 31; thence West along said North line of Government Lot 31, 187 feet, more or less, to the Easterly right of way line of the South Chiloquin State Highway; thence Southerly and Westerly along said Easterly and Southerly right of way line of said South Chiloquin State Highway to a point that is North of the point of beginning; thence South 412 feet to the point of beginning.

Subject, however, to the following:

1. Reservations of all subsurface rights, except water, for the heirs of Esther Stokes as disclosed by deed, dated September 19, 1957, recorded September 26, 1957 in Volume 294 at page 481, between the United States of America and Leroy Gienger and Elvino Gienger. (Portions of Lots 2 and 7, Section 9)
2. The right of way to Pacific Telephone and Telegraph Company as disclosed by deed, dated September 19, 1957, recorded September 26, 1957 in Volume 294 at page 481, between the United States of America and Leroy Gienger and Elvino Gienger. (Portions of Lots 2 and 7, Section 9).
3. Terms and provisions as set forth in Land Status Report recorded March 3, 1959, in Deed Volume 310 at page 239, Records of Klamath County, Oregon. (Portions of Lots 31 and 36, Section 4).
4. Reservations, including the terms and provisions thereof, as set forth in deed from the United States of America to John Cole, et al, recorded August 25, 1961, in Deed Volume 329 at page 115, Records of Klamath County, Oregon. (Portions of Lots 31 and 36, Section 4)
5. Reservations, including the terms and provisions thereof, as set forth in deed from the United States of America to John Cole, et al, recorded April 25, 1961, in Deed Volume 329 at page 113, Records of Klamath County, Oregon. (portions of Lots 31 and 36, Section 4).
6. Rights of the public in and to that portion of the above property lying within the limits of roads and highways. (Portions of Lots 31 and 36, Section 4).
7. Reservation of 50% of minerals, gas and oil as disclosed by deed from Amy Jackson to Carl Dawson, dated November 17, 1958, recorded November 25, 1948, in Volume 306 at page 720. (Portions of Lot 26, Section 4).
8. An easement created by instrument, including the terms and provisions thereof,
 Dated : May 22, 1968
 Recorded : June 28, 1968 Book: M-63 Page : 5908
 In Favor of : Pacific Power & Light Company
 NW 1/4 of SE 1/4 of Section 4, Township 35 South, Range 7 (No exact location given).
9. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statute, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

- PARCEL III:

A parcel of land situated in Government Lot 36, T35S R7E Section 4, more particularly described as follows:

Beginning at a 5/8" iron pin marking the South one-quarter corner of said Section 4, thence N89°38'24"E along the South line of said Section 4, 200.00 feet to a 5/8" iron pin, thence North 412.17 feet to a 5/8" iron pin on the Southerly right of way line of The South Chiloquin State Highway 7421, thence S04°04'09"W along said Southerly right of way 281.44 feet to a 5/8" iron pin, thence S04°00'30"W 304.35 feet to the point of beginning containing 2.56 acres more or less.

Subject to an easement 60 feet in width, measured at right angles, for purposes of ingress and egress more particularly described as follows:
 The Westerly 60 feet of the described property.

(Continued...)

EXHIBIT "A" (Continued...)

PARCEL IV:

A parcel of land situated in Government Lot 2 T35S R7E, Section 9, more particularly described as follows:

Beginning at the Northwest corner of said Government Lot 2, said point of beginning also being the North one-quarter corner of said Section 9, thence N89°38'24"E along the North line of said Section 9 280.00 feet, thence South 311.14 feet, thence S89°38'24"W 280.05 feet more or less to the West line of said Government Lot 2, thence N00°00'30"E along the West line of said Government Lot 2 311.14 feet to the point of beginning, containing 2.00 acres more or less.

Subject to an easement 60 feet in width, measured at right angles, for purposes of ingress and egress more particularly described as follows: The Westerly 60 feet of the above described property.

PARCEL V:

All of Lot 35 lying South of the South Chilcoquin State Highway, located in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: 1) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or high-ways. 2) Subject to rules and regulations of Fire Patrol District. 3) Regulations, including levies, assessments water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District. 4) Terms and provisions as set forth in Land Status Report recorded 3-3-59 in Book 310 at page 239, Deed Records, Klamath County, Oregon, as disclosed by Deed Recorded in Book 335 at page 334, Deed Records, Klamath County, OR. 5) Reservations, including the terms and provisions thereof, as set forth in Deed recorded 4-25-61 in Book 329 at page 113, Deed Records of Klamath County, Oregon. 6) Easements, including the terms and provisions thereof, recorded 8-8-86, in Book M-86 at page 14044, Klamath County Records.

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)

On 7 Nov 95 before me, DELLA C. WAXSTEIN,
a Notary Public in and for said State, personally appeared:

LOUIS DE BARRACUA,
(~~personally known to me~~ OR ~~proved to me on the basis of satisfactory evidence to be the person~~) whose name ~~is~~ is subscribed to the within instrument and acknowledged to me that ~~he~~ he ~~she~~ he executed the same in ~~his~~ his ~~her~~ her ~~their~~ their authorized capacity ~~(ies)~~, and that by ~~his~~ his ~~her~~ her ~~their~~ their signature ~~(s)~~, on the instrument the person ~~(s)~~ or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

Witness my hand and official seal.

Della C. Waxstein
NOTARY PUBLIC



Title or Type of Document: Bargain + Sale Deed

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 15 day
of Nov. A.D., 19 95 at 10:52 o'clock A. M., and duly recorded in Vol. M95,
of Deeds on Page 31139

FEE \$45.00

Bernetha G. Letsch, County Clerk
By Annette Mueller