

BARGAIN AND SALE DEED

CHARLES F. SNELL and LILLIAN A. SNELL, Husband and Wife, (Grantors), do grant, sell, release and transfer to CHARLES F. SNELL and LILLIAN A. SNELL, Trustees of the SNELL FAMILY TRUST u.a.d. February 24, 1996, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

Lot 7, Block 3, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT those encumbrances of record and those apparent upon the land, if any, as the date of this deed.

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates of CHARLES F. SNELL and LILLIAN A. SNELL for improved administration of assets while alive and competent, and ease of transition thereafter.

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 PERSONS 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.

Until change is requested, all tax statements shall be sent to the following address: Mr. & Mrs. Charles F. Snell, 115 Devon Drive, Grants Pass, Oregon 97527

After recording return to: Mr. & Mrs. Charles F. Snell, 115 Devon Drive, Grants Pass, Oregon 97527

DATED this 24th day of February, 1996.

Charles F. Snell
CHARLES F. SNELL
Lillian A. Snell
LILLIAN A. SNELL

STATE OF OREGON)

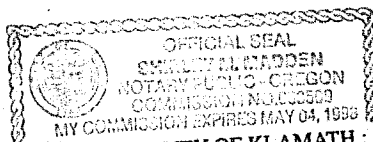
) ss.

County of Josephine)

On this 24th day of February, 1996, personally appeared the above-named and identified CHARLES F. SNELL and LILLIAN A. SNELL, and acknowledged the foregoing to be his/her/their voluntary act and deed.

Before me:

Shirley M. Madden
Notary Public for Oregon
My Commission Expires: 5/4/98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Charles F Snell the 25th day
of March A.D., 19 96 at 11:48 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 8129

FEE \$30.00

By Bernetha G. Letsch
Bernetha G. Letsch, County Clerk

96 MAR 25 AM 1:48