

AFTER RECORDING, RETURN TO: William M. Ganong
635 Main Street
Klamath Falls OR 97601

SEND TAX STATEMENTS TO: Geneva Drinkwater
3443 Meadow Oak
Cottonwood CA 96022

BARGAIN AND SALE DEED

LEONORE C. (Codd) McAULIFFE, Grantor, conveys to McAULIFFE FAMILY PARTNERSHIP, Grantee, the following real property located in Klamath County, Oregon, to-wit:

Parcel No. 1: Beginning at a point 1,320 feet east of the quarter corner common to Sections 21 and 22, Township 33 South, Range 7½ East of the Willamette Meridian and running thence south 0°05' east 1,325 feet; thence east 229 feet more or less, to the west bank of the Wood River; thence in a northerly direction following the west bank of the Wood River to a point due east of the point of beginning; thence west 397.8 feet, more or less to the point of beginning containing approximately 11.9 acres, and being a portion of Lot 3 of said Section 22; and also

Beginning at the point of beginning described above; thence north 330 feet, more or less, to the Wood River, thence in a southerly direction along the bank of the Wood River to a point directly east of the place of beginning; thence west 397.8 feet, more or less, to the point of beginning, and being a portion of Lot 2 in said Section 22. (This parcel being the same land described in the Deed recorded on November 23, 1954 in Volume 270 at page 566 of the records of the Clerk of Klamath County, Oregon)

Parcel No. 2: That certain real property described on Exhibit A, attached hereto and incorporated herein by this reference.

Parcel No. 3: Lots 2, 3, and 4 in Block 11 and Lot 1 in Block 18 of HESSIG ADDITION to Fort Klamath, Oregon, according to the plat thereof on file in the office of the Clerk of Klamath County, Oregon, together with the easement described in the Deed recorded on February 20, 1992 in Volume M 92 at page 3463 of the Deed records of the Clerk of Klamath County, Oregon, together with any and all other real property and interests in real property, including easements, located in Klamath County, Oregon and vested in the Grantor as of the date of this Deed. It being the expressed intent of the Grantor to convey to the Grantee all real property and interests in real property vested in the Grantor and located in Klamath County, Oregon.

This deed has been prepared for estate planning purposes and no consideration stated in dollars has been paid for this transfer.

4/16/95
CK

96 APR -4 AMO:04

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 26 day of March, 1996.

Leonore C. (Codd) McAuliffe
Leonore C. (Codd) McAuliffe

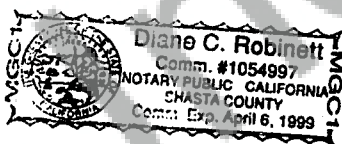
By: Geneva Drinkwater
Geneva Drinkwater
Attorney in Fact for
Leonore C. (Codd) McAuliffe

By: John P. McAuliffe
John P. McAuliffe
Attorney in Fact for
Leonore C. (Codd) McAuliffe

STATE OF CALIFORNIA, County of Shasta) ss.

on March 26, 1996 before me, Diane C. Robinett, Notary Public, personally appeared Geneva Drinkwater, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person executed the instrument.

WITNESS my hand and official seal.

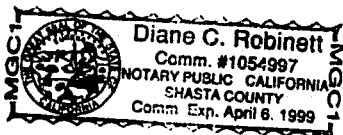


Diane C. Robinett
Signature of Notary

STATE OF CALIFORNIA, County of Shasta) ss.

on March 26, 1996 before me, Diane C. Robinett, Notary Public, personally appeared John P. McAuliffe, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person executed the instrument.

WITNESS my hand and official seal.



Diane C. Robinett
Signature of Notary

EXHIBIT A

LEGAL DESCRIPTION

The following described real property located in Section 22,
Township 33 S., Range 7 1/2 E., W.M., to-wit:

Beginning at the intersection of the northeast corner of Lot 2 Block 11 Hessig Addition to Fort Klamath and the west bank of the Wood River; thence west 157.9 feet, more or less, to the northwest corner of said lot; thence continuing west 50 feet to the west boundary of the alley as described in Klamath County Oregon Commissioner's Journal Volume VII, page 620; thence north 55 feet to the south boundary of Sixth Street; thence west 150 feet along the south boundary of Sixth Street to a point; thence south 110 feet to the southeast corner of Lot 1, Block 12 of said Hessig Addition; thence west 390 feet to the southwest corner of Lot 2 Block 13 of said Hessig Addition; thence north 110 feet to the northwest corner of said Lot 2; thence west along the south boundary of Sixth Street 420 feet to the easterly right of way of the Fort Klamath - Wood River Highway; thence south 748 feet to a point lying 30 feet east of the 1/4 corner of said Section 22; thence east 1290 feet to a point; thence north 308 feet, more or less, to the south and right bank of the Wood River; thence northerly (upstream) along the right bank of Wood River to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William Ganong the 4th day
of April A.D., 19 96 at 10:04 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 9462.

FEE \$40.00

Bernetha G. Letsch, County Clerk
By Cheryl Swaine