

BARGAIN AND SALE DEED

Theresa Ganong, also known as Theresa G. Ganong, Grantor, conveys to Grantee, Theresa Ganong, Trustee of the Revocable Living Trust Agreement for Theresa Ganong, the following described real property:

PARCEL 1: Lot 17, Block 7 of Lakeside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

This real property is commonly known as 303 S. Rogers.

PARCEL 2: All of Lots 13 and 14, ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT the East 500 feet; ALSO EXCEPT Beginning at the Northwest corner of Lot 13 of Altamont Ranch Tracts in Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 88° 40' East 20 feet; thence South 4° 25' East 531.5 feet; thence South 0° 06' East 109 feet; thence North 88° 40' West 60 feet; thence North 0° 06' West 639 feet to the point of beginning; AND ALSO EXCEPTING that portion conveyed to Klamath County by Deed recorded January 11, 1991 in Volume M 91 at Page 745, Deed Records of Klamath County, Oregon.

PARCEL 3: An undivided one-half interest in the following described real property:

The N $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{4}$ S $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Twp. 35 S. Range 14 E., W. M., Klamath County, Oregon

Subject to: Easement for ditch as described in deed recorded in Vol. 227 at page 533 of Klamath County, Oregon Deed Records.

Subject to right of way of ditch of Sprague River Irrigation Company as presently constructed and located upon said premises.

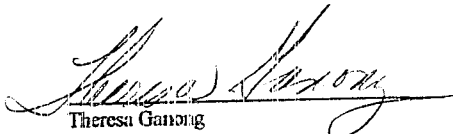
PARCEL 4: An undivided one-half interest in the following described real property:

N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 35 South, Range 14, E. W. M., Klamath County, Oregon; EXCEPT FOR a parcel of land more particularly described as follows: Starting at the NE Corner of the SW $\frac{1}{4}$ of said Section, which Corner is marked by a Brass Cap set in a mound of stone (labeled "CTR $\frac{1}{4}$ SC, S35, 3641"); Thence South 0° 54' East along the Easterly Boundary of the SW $\frac{1}{4}$ 288.75 feet more or less to the Right and Northerly bank of the North Fork of Sprague River; Thence South 0° 54' East along the Easterly Boundary of the SW $\frac{1}{4}$ to its intersection with the Medial Line of the North Fork of Sprague River, which intersection is the True Point of Beginning of this description; Thence South 0° 54' East along the Easterly Boundary of the SW $\frac{1}{4}$ to the SE Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section, which Corner lies 226.71 Feet Southerly from the Left (South) Bank of the North Fork of Sprague River, and which corner is monumented by a Brass Cap set in a mound of stone (labeled "1/32 GANONG 3641"); Thence South 89° 59' West along the South Line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ 726.0 feet; Thence North 0° 50'30" West 226.71 feet; Thence North 89° 59' East 264.0 feet; Thence South 30° East to the Medial Line of the North Fork of Sprague River; Thence Easterly and Upstream along said Medial Line of the North Fork of Sprague River to the True Point of Beginning; such excepted parcel being subject to the Option to Re-purchase and other provisions set forth in Agreement executed by Frank F. Ganong and William Ganong, Jr., jointly, and Francis S. Landrum dated July 20, 1977 to which reference is hereby made for details.

The true consideration for this conveyance is none.

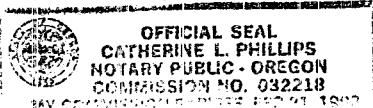
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

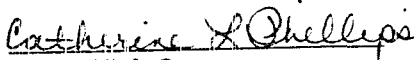
Dated this 17th day of April, 1996.


Theresa Ganong

STATE OF OREGON)
County of Klamath) ss.

Before me personally appeared Theresa Ganong and acknowledged the foregoing instrument to be her voluntary act and deed on this 17th day of April, 1996.

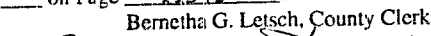



Catherine L. Phillips
Notary Public for Oregon
My commission expires: 2/21/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Theresa Ganong the 25th day
of April A.D., 19 96 at 9:41 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 11541.

FEE \$30.00 Return: Theresa Ganong
303 South Rogers Street
Klamath Falls, Oregon 97601

By  Bernetha G. Letsch, County Clerk

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