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NOV 27 1996

BARGAIN AND SALE DEED
MAC 35198

Vol. 1996 Page 32268

KNOW ALL MEN BY THESE PRESENTS, that RODNEY E. PFEIFFER AND BARBARA J. PFEIFFER, herein called Grantors, for the consideration herein stated does hereby grant, bargain, sell and convey unto R. DANE PFEIFFER, herein called the Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

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.

To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is other than money.

However, the actual consideration consists of or includes other property or value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21st day of November, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Rodney E. Pfeiffer
Rodney E. Pfeiffer
Barbara J. Pfeiffer
Barbara J. Pfeiffer

STATE OF OREGON, County of Klamath) ss.
acknowledged before me on November 21,, 1996 , by
Rodney E. Pfeiffer and Barbara J. Pfeiffer, as their voluntary act and deed.

[Signature]
Notary Public of Oregon

My commission expires 3-2-2000

AFTER RECORDING RETURN TO:
R. Dane Pfeiffer
1403 Devonridge Dr.
City 97601

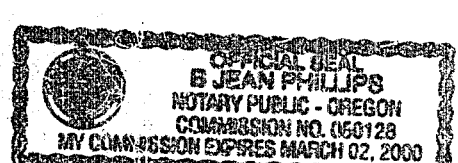


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being portions of Lots 3, 4, and 6 of TRACT 1265 DEVONRIDGE and being more particularly described as follows:

Beginning at the Northeast corner of Lot 5, TRACT 1265, DEVONRIDGE; thence South 89 degrees 30' 00" East 186.51 feet to the Northeast corner of Lot 6; thence along the Easterly boundary of Lot 6 South 00 degrees 31' 12" West 114.54 feet; thence South 27 degrees 57' 36" East 84.56 feet; thence leaving said Lot 6 boundary, South 48 degrees 20' 08" West 65.39 feet; thence South 00 degrees 12' 06" West 113.88 feet; thence South 00 degrees 23' 17" West 147.54 feet; thence South 27 degrees 12' 55" East 151.60 feet to the Northwest corner of Lot 2, thence North 89 degrees 28' 49" West 249.90 feet to the Southeast corner of Lot 5; thence North 00 degrees 31' 12" East 628.32 feet to the point of beginning. Reference is made to Property Line Adjustment No. 13-96.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day
of November A.D., 19 96 at 11:51 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 37268.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen Ross