

97 FEB 21 P2:23

BARGAIN AND SALE DEED

Wells Fargo Bank, N.A., formerly First Interstate Bank of Oregon, N.A., Trustee of the Wilber E. Crim Trust under Trust Agreement dated October 11, 1990, Grantor, conveys to T.C. Littlejohn and Sue C. Littlejohn, Trustees or their successors in Trust under the Littlejohn Living Trust dated March 14, 1995, Grantee, the following described real property:

A parcel of land in the NE 1/4 of the NE 1/4 of Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as thus:

See map
Beginning at a point which the NW corner of Government Lot 2; thence East ~~437~~ 437' along the center line of county road to a point; thence South 8 degrees 07' East 30' to the true point of beginning. Thence South 8 degrees 07' East to the Westerly bank of the Williamson River. Thence North 41 degrees 01' East 1,226.6 feet, more or less, along the Westerly bank of said river to the North boundary of said Section 30; thence West 422.8 feet to North Easterly right of way of State Highway 427. Thence West 116 feet to the South Westerly right of way of said highway; thence West 266.2 feet along center line of said county road to a point; thence South 8 degrees 07' East 30 feet to the true point of beginning.

EXCEPTING THEREFROM that portion of Government Lot 2, Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of State Highway 427 and West of the Williamson River in Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by Deed recorded April 14, 1981, in Volume M81, page 6691, Microfilm Records of Klamath County, Oregon.

The true consideration for this conveyance is \$-0-.

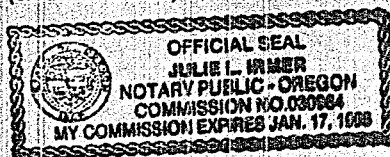
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 11th day of February, 1997.

By:

George A. Wilson
GEORGE A. WILSON, Asst. Vice President
Private Client Services / Agribusiness
WELLS FARGO BANK, N.A.

(NOTARY SEAL)



STATE OF OREGON)
Multnomah) ss.
County of ~~Klamath~~)

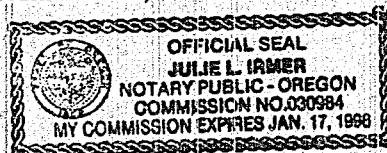
This instrument was acknowledged before me on
February 11, 1997, by George A. Wilson
as Assistant Vice President
of Wells Fargo Bank, N.A.

Julie L. Irmer
Notary Public for Oregon
My commission expires: 1/17/98

By:

Michael S. Macnab
MICHAEL S. MACNAB, Vice President
Private Client Services / Agribusiness
Wells Fargo Bank, N.A.

(NOTARY SEAL)



STATE OF OREGON)
Multnomah) ss.
County of ~~Klamath~~)

This instrument was acknowledged before me on
February 11, 1997, by
Michael S. Macnab as Vice President
of Wells Fargo Bank, N.A.

Julie L. Irmer
Notary Public for Oregon
My commission expires: 1/17/98

Wells Fargo Bank, N.A., Trustee of
the Wilber E. Crim Trust,
under Trust Agreement dated
10/11/90,

Grantor

T.C. Littlejohn and Sue
C. Littlejohn, Trustees or
their successors in Trust
under the Littlejohn Living
Trust dated 3/14/95,

Grantees

After recording return to:

Wells Fargo Bank, N.A.
Agribusiness #6101-108
P.O. Box 3975
Portland, Oregon 97208

Until a change is requested all tax statements
shall be sent to the following address:

Sue C. Littlejohn
34143 Pine Cone Place
Chiloquin, Oregon 97624

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STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 21st day of February A.D., 1997
at 2:23 o'clock p M. and duly recorded
in Vol. M97 of Deeds Page 5183

Bernetha G. Letsch, County Clerk

Fee, \$35.00

By:

Kathleen Ross

Deputy.