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Vol. 197 Page 7528

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that CLIFFORD F. TAYLOR and DOROTHY P. TAYLOR, husband and wife, grantors in consideration of property adjustment to them paid by:

CLIFFORD F. TAYLOR and DOROTHY P. TAYLOR, Trustees,
or their successors in trust,
under the CLIFFORD F. and DOROTHY P. TAYLOR Living Trust
dated March 3, 1997, and any amendments thereto.

Grantors do hereby grant, bargain, sell and convey unto the said grantees, its heirs and assigns, all interest we have in the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

See Exhibit "A"

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 PERSONA ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

To Have and to Hold, the above described premises unto the said grantee, heirs and assigns forever. Consideration: Love & Affection.

Witness their hands this 3rd day of March, 1997.

Clifford F. Taylor
CLIFFORD F. TAYLOR

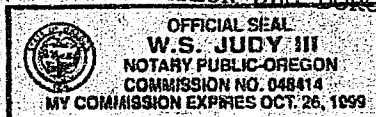
Dorothy P. Taylor
DOROTHY P. TAYLOR

STATE OF OREGON)

County of Klamath) ss.

"This is a revocable
living trust."

This instrument was acknowledged before me on March 3, 1997, by
CLIFFORD F. TAYLOR and DOROTHY P. TAYLOR.



L. Judy
Notary Public for Oregon

Grantors name and address:
Mr. & Mrs. Clifford F. Taylor
Rt 1, Box 214B
Tule Lake, California 96134

Grantees name and address:
Clifford F. and Dorothy P. Taylor
Living Trust
Rt 1, Box 214B
Tule Lake, California 96134

After recording return to:
William S. Judy, III
1200 N.E. Seventh Street
Grants Pass, OR 97526

Mail tax statements to:
Same as of record

EXHIBIT "A"

Lots 17, 18 and 24 in Section 13, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, excepting therefrom the following, to-wit: Beginning at a point on the Northerly line of the U.S.B.R. "J" canal and the centerline of Suty Road; thence North 78°50' West, 463.29 feet to a point; thence North 11°10' East, 10 feet to a point; thence North 78°50' West, 188.9 feet to a point; thence along a curve to the right having a radius of 452.96, a distance of 168.35 feet to a point; thence South 88°15'20" East, 436.21 feet to a point; thence North 89°59'40" East, 357.29 feet to the centerline of Suty Road; thence South 185.07 feet to the point of beginning.

SUBJECT TO: (1) the statutory powers, including the power of assessment, of Klamath Irrigation District; (2) the statutory power, including the power of assessment, of Malin Irrigation District; (3) easement created by instrument, including the terms and provisions thereof, recorded May 11,

1931 in Volume 95, page 252, Deed Records of Klamath County, Oregon in favor of Great Northern Railroad (affects the Northerly 25 feet of Lots 17 and 18; and (4) easements and rights of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 14th day
of March A.D. 1997 at 10:52 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 7528

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Ross