

NTC 44459-LW
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that:

LYNN D. MORTENSON and ANNE MORTENSON, husband and wife
hereinafter called grantor, for the consideration hereinafter stated, does hereby
grant, bargain, sell and convey unto:

M. LOVELLE MORTENSON

hereinafter called 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:

PLEASE SEE ATTACHE EXHIBIT "A"

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, is pursuant
to an IRC 1031 exchange on behalf of the Grantor and/or Grantee

In construing this deed and where the context so requires, the singular
includes the plural and all 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 27th
day of May, 1997; 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.

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 EASEMENTS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Lynn D. Mortenson
LYNN D. MORTENSON

Anne Mortenson
ANNE MORTENSON

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on May 27th, 1997,
by LYNN D. MORTENSON and ANNE MORTENSON

This instrument was acknowledged before me on _____, 19____.

by _____

as _____

of _____

Lisa Legget-Weatherby
Notary Public for Oregon

My commission expires: 11/20/99

LYNN D. MORTENSON

13371 CRYSTAL SPRINGS ROAD

KLAMATH FALLS OR 97603

GRANTOR'S NAME AND ADDRESS

M. LOVELLE MORTENSON

4210 RANDHURST WAY

FAIROAKS, CA 95628

GRANTEE'S NAME AND ADDRESS

After recording return to:

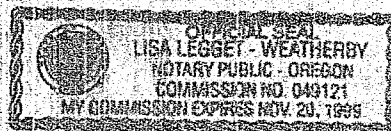
M. LOVELLE MORTENSON

4210 RANDHURST WAY

FAIROAKS, CA 95628

Until a change is requested all tax state-
ments shall be sent to the following address.

GRANTEE



97 JUN -2 P347

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

That portion of the following described parcel lying in Government Lot 2 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a 1" iron pin set on the South Bank of Lost River, said point being South 89 degrees 30' West a distance of 1054.0 feet from the Section corner common to Sections 14, 15, 22 and 23, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said distance being measured along the East-West Section line between Sections 15 and 22; thence North 89 degrees 30' East a distance of 366.0 feet to the North right of way of the Klamath Irrigation District Canal, said point being monumented by a 5/8" iron pin; thence following the right of way of said canal, North 54 degrees 45' East a distance of 200.00 feet; thence North 62 degrees 33' East a distance of 452.0 feet; thence North 44 degrees 11' East a distance of 400.0 feet; thence North 55 degrees 25' East a distance of 215.0 feet to a point on the North bank of said Canal and the South boundary of the County Road; thence North 52 degrees 05' West a distance of 93.0 feet to the South Bank of Lost River, said point being monumented by a 5/8" iron pin; thence following the South Bank of Lost River downstream to the point of beginning.

PARCEL 2:

That portion of Government Lot 9, lying North and West of Crystal Springs Road in Section 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 2nd day
of June A.D., 1997 at 3:47 o'clock P. M., and duly recorded in Vol. 1497
of Deed on Page 16839

FEE \$35.00

By Bernethia G. Letsch County Clerk