

## BARGAIN AND SALE DEED

ROBERT L. MCGUIRE, aka ROBERT MCGUIRE, and MARY P. MCGUIRE, aka MARY MCGUIRE, Husband and Wife, (Grantors), do grant, sell, release and transfer to ROBERT L. MCGUIRE and MARY MCGUIRE, Trustees of the MCGUIRE FAMILY TRUST u.a.d. June 29, 1995, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

(SEE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTIONS)

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates of ROBERT L. MCGUIRE and MARY MCGUIRE for improved administration of assets while alive and competent, and ease of transition thereafter.

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

Until change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Robert L. McGuire, 6165 W. Langell Valley Road, Bonanza, Oregon 97623

After recording return to: Mr. & Mrs. Robert L. McGuire, 6165 W. Langell Valley Road, Bonanza, Oregon 97623

DATED this 29th day of June, 1995.

Robert L. McGuire  
ROBERT L. MCGUIRE, aka

Robert McGuire  
ROBERT MCGUIRE

Mary P. McGuire  
MARY P. MCGUIRE, aka

Mary McGuire  
MARY MCGUIRE

STATE OF OREGON )

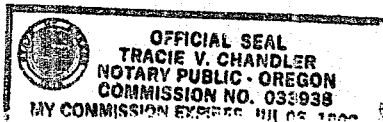
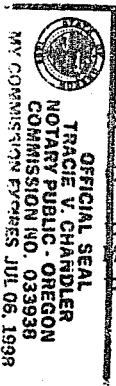
) ss.

County of Klamath )

On this 29th day of June, 1995, personally appeared the above-named and identified ROBERT L. MCGUIRE, aka ROBERT MCGUIRE, and MARY P. MCGUIRE, aka MARY MCGUIRE, and acknowledged the foregoing to be his/her/their voluntary act and deed.

Before me:

Tracie V. Chandler  
Notary Public for Oregon  
My Commission Expires: 7-6-98



SCHEDULE "A"LEGAL DESCRIPTIONSPARCEL I:

All that portion of the NW 1/4 SE 1/4 and S 1/2 SE 1/4 lying Northeasterly of the West Langell Valley Road in Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

PARCEL II:

A portion of the NE 1/4 SE 1/4 of Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Southwest corner of said NE 1/4 SE 1/4; thence North 100 feet; thence East 100 feet; thence South 100 feet; thence West 100 feet to the point of beginning.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

PARCEL III:

All that portion of the NW 1/4 SE 1/4 and S 1/2 SE 1/4 lying Northeasterly of the West Langell Valley Road in Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT: Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert L. McGuire the 18th day  
of June A.D., 19 97 at 2:33 o'clock P. M., and duly recorded in Vol. M97,  
of Deeds on Page 18749.

FEE \$35.00

By Bernetha G. Latsch, County Clerk  
Kathleen K. [Signature]